



CITY OF RENO, NEVADA

ANNEXATION AND LAND DEVELOPMENT CODE TARGETED ASSESSMENT REPORT

MARCH 2018



CLARION

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PART 1. INTRODUCTION AND OVERVIEW

Why Update the Annexation and Land Development Code?

Land use and development in the City of Reno are regulated through Title 18 of the City's Municipal Code, also known as the "Annexation and Land Development Code" (the code). Adopted by the City Council, the code establishes zoning districts and identifies land uses allowed within those districts. The code also sets minimum standards for the quality of new development and establishes procedures under which proposed development applications are considered. In early 2018, the City of Reno initiated discussions that will lead into a comprehensive code update process.

Key objectives for the code update process are to:

- **Implement the updated Master Plan.** In December 2017, the City of Reno adopted a new Master Plan after a nearly three-year community engagement process. Alignment of the City's code with the Master Plan is identified as one of seven priority initiatives to implement the Master Plan over the next one to two years, as required by Nevada Revised Statutes (NRS). Implementation strategies in the Master Plan identify a range of code updates that are needed to support Master Plan goals and policies, such as adoption of an accessory dwelling unit (ADU) ordinance, updates to the City's planned unit development requirements, and incentives to encourage a broader mix of housing. In addition, updates are needed to ensure the code supports the implementation of the Land Use Plan and area-specific policies (design principles) contained in the Master Plan.
- **Make the code more user-friendly.** While the code has been updated periodically on an as-needed basis, it has not been comprehensively revised in many years. Over time, the code's organization and size have become cumbersome for users to understand and for City staff to administer. The code update process provides an opportunity to reduce repetition, address inconsistencies, develop a more intuitive structure, and rethink some of the more challenging organizational aspects of the current code—such as the number of mixed-use overlay districts. In addition, the process provides an opportunity to explore how the online functionality of the code can be enhanced as part of the update and over time.
- **Establish a more predictable and transparent review process.** Concern about the need for more predictability and transparency in the interpretation of the current code and the review process were raised by both the development community and residents during the Master Plan process. While many of these concerns can likely be alleviated simply by improving the clarity of standards and procedures in the code, the code update process provides an opportunity to evaluate how well the current development review process is working to support the types of development envisioned by the Master Plan, and what could be improved. Consideration should be given to whether allowing for more administrative reviews and by-right development, with fewer variances and SUPs.

The code update process is expected to take two to three years to complete. An overview of the process and anticipated next steps is provided in Part 6 of this assessment report.

About this Report

This targeted assessment report was developed by Clarion Associates as a final task in the Master Plan update process. This task began in December 2017 with a staff survey and initial analysis of the code by the consultant team to determine:

- Ways in which the current code works well;
- Ways in which the current code is ineffective or difficult to use;
- Areas of consistency and inconsistency between the Master Plan and the existing code;
- Ways to make the revised code more user-friendly; and
- Modifications necessary to improve the development review process;

The initial survey and analysis was followed by a workshop with City staff to explore best practices for codes and code update processes generally, as well as to explore in greater detail ideas for improving the line-up of zoning districts and making the code more user-friendly.

The primary purpose of this report is to identify key areas where amendments to the code are needed to implement the new Master Plan; however, it is also intended to establish a foundation for the larger code update process, which will be led by City staff. As such, a number of broader issues with the current code are addressed—many of which emerged from community and stakeholder input received during the Master Plan update process (*RelImagine Reno*). Areas of the code not addressed in this report will also be considered as part of the code update process. The recommendations in this report will serve as a foundation for more in-depth discussions with elected and appointed officials, property owners, developers, and the community at large as the code update process gets underway. It is expected that the recommendations in this report will be refined and that additional code updates will be identified following these more in-depth discussions.

Overview of this Document

Following this **Introduction and Overview** (Part 1), this report is organized into five parts:

Part 2, **Master Plan Changes with Implications for the Code Update**, summarizes key areas of the recently adopted Master Plan that will require corresponding changes in the code.

Part 3, **Recommendations to Implement the Master Plan**, highlights changes to key code provisions to support implementation of the Master Plan, based on an initial analysis of the code, input received from the community and stakeholders as part of the Master Plan process, and discussions with City staff. The discussion includes recommended changes to the overall lineup of zoning districts, uses and use regulations, development standards, and other code provisions.

Part 4, **Other Recommended Updates**, addresses other key updates to the code contemplated by staff, but not necessarily related to the implementation of the Master Plan. General recommendations are provided for each issue, and intended to provide a foundation for more detailed discussions on these topics.

Part 5, **Annotated Outline**, provides an overview of a proposed structure of update code. This section of the report gives the reader the framework of the new structure and the logical grouping of like provisions.

Part 6, **Next Steps**, offers specific recommendations on how the City of Reno may choose to move forward with its update process, including a discussion of alternative approaches and the advantages and disadvantages of each approach.

Summary of Recommendations

The table below is organized around the seven key areas introduced in Part 3 and Part 4 of this report and summarizes all recommendations included in each. Please note that the various recommendations in each key area are not intended to imply a particular priority or order.

Table 1: Summary of Code Assessment Recommendations	
Key Area	Recommendations
Recommendations to Implement the Master Plan	
Streamline and Simplify Approach to Mixed-Use Districts	<ul style="list-style-type: none"> ▪ Revise approach to mixed-use districts: Adopt new mixed-use base districts to replace the mixed-use overlays. ▪ Apply new zoning district designations: Update zoning of areas no longer included within a regional center or TOD corridor to an appropriate zoning district based on the parcels land use designation in the Master Plan.
Make Targeted Revisions to Other Zoning Districts	<ul style="list-style-type: none"> ▪ Revise purpose statements: Revise the purpose statements of zoning districts to better describe their intent and align them with the Master Plan land use categories. ▪ Review permitted uses: Review the uses permitted in each zoning district and revise as needed to allow for the types of development and uses envisioned in corresponding land use categories in the Master Plan. ▪ Update residential district names: Update the names of residential zoning districts so that they all reflect the maximum densities allowed in the district (as is current practice for the MF districts). ▪ Refine line-up of districts: Refine the line-up of districts to consolidate similar districts, eliminate obsolete districts, or to create new districts needed to implement the Master Plan (such as a conservation district overlay).
Update Planned Unit Development Requirements	<ul style="list-style-type: none"> ▪ New requirements: Establish additional requirements for PUDs to address fiscal impacts, ensure consistency with Master Plan land use categories, encourage a greater mix of housing types, and to ensure applicants demonstrate the public benefits of their proposed project. ▪ Apply consistent time-limit and phasing criteria: Develop and apply a time-limit and phasing policy for all new planned unit developments. ▪ Establish a process to convert SPDs and PUDs to base zoning when appropriate: Define a process by which existing SPDs and PUDs may be converted to one or more base zoning districts.
Update Uses and Use Regulations	<ul style="list-style-type: none"> ▪ Consolidate use tables: Consolidate existing use tables as much as possible to reduce the number of tables needed in the code. ▪ Simplify the organization of uses: Reduce the number of uses included in the use tables where possible by consolidating uses that have similar land use impacts, and eliminating uses that are antiquated or unnecessary. Reorganize uses into smaller groupings to make it easier and more intuitive to find uses. ▪ Expand residential uses: Provide a range of examples of different housing types in the appropriate definitions for residential uses.
Reorganize and Update Development Standards	<ul style="list-style-type: none"> ▪ Update nomenclature used: Update the nomenclature used in the code to reflect the new organization and structure of the Master Plan. ▪ Consolidate standards: Consolidate district-specific and use-specific standards that are currently scattered across different parts of the code. ▪ Update standards: Review and update existing standards to implement the design principles and other concepts set forth in the Master Plan. ▪ Balance flexibility and consistency: Where possible, provide developers a range of options to achieve the development and design standards included in the code. At the same time, clarify standards and criteria for meeting them so that developers know what they need to do to meet them.

Table 1: Summary of Code Assessment Recommendations	
Key Area	Recommendations
Strengthen Historic Preservation Provisions	<ul style="list-style-type: none"> ▪ Implement Master Plan recommendations: A detailed list of specific updates to the Historic Resources Commission and the City's historic preservation program was developed and included in the new Master Plan.
Other Recommended Updates	
Improve the User-friendliness of the Code	<ul style="list-style-type: none"> ▪ Incorporate additional graphics: Add photographs, illustrations, diagrams, flowcharts, tables, and other graphics to provide visual aids that supplement code provisions. Graphics depicting zoning district standards and development and design standards would be particularly useful additions. ▪ Improve the format: Improve page layout, document styles, and table designs to make the code more usable and aesthetically pleasing. Improvements should be made to both print and online versions of the code. ▪ Update definitions: Review and update the definitions used in the code. Consider using illustrations or other graphics for more complex definitions. ▪ Use clear and succinct language: Ensure the language used in the code is clear and does not include unnecessary or duplicative language. The use of jargon, "plannerese," and "legalese" should be replaced with plain language that is more easily understood by all potential users of the code.
Revise Development Review Process and Procedures	<ul style="list-style-type: none"> ▪ Reduce reliance on Special Use Permits (SUPs): Reduce reliance on SUPs by limiting its use to uses on a parcel and by allowing more by-right approvals for projects that meet the base zoning standards and support Master Plan goals and policies, and by revising use-specific standards to address issues that currently trigger the need for an SUP. Variations to the design and development standards of the code should be addressed through the site plan review (SPR) process or by a design review committee (see below). ▪ Allow for greater flexibility: Make use of tools such as minor deviations and alternative equivalent compliance to allow developers flexibility in meeting code standard, particularly in instances where strict compliance to the code would impact the project's feasibility, such as in a constrained infill development context. ▪ Consider establishing a Design Review Committee: Consider establishing a design review committee or similar that would approve any deviations from the code that are currently addressed through SUPs, such as building/parking orientation or reductions in FAR or heights. This committee could also review and approve deviations from design standards, such as those in place for the Wells Avenue neighborhood to ensure developers and designers are able to pursue creative projects while still fitting in with the character of the surrounding neighborhood. ▪ Distinguish between major and minor site plan review: Consider creating thresholds for distinguishing major versus minor projects in order to expedite the review process of site plans for minor projects. ▪ Clarify decision-making authority: Review decision-making authority established in the code to identify opportunities for delegating more authority to City staff. This would help expedite the review process. In addition, the authority and role of the Neighborhood Advisory Boards (NABs) should be clarified to specify when the NABs should review projects, to establish predictable procedures for their review, and guidelines for the weight that should be given to NAB recommendations by formal decision-making bodies listed in the code.
Update Sign Code	<ul style="list-style-type: none"> ▪ Compliance with Reed v Gilbert: Review the existing sign code to ensure all articles and provisions are compliant with Reed v Gilbert, a recent U.S. Supreme Court case ruling related to the regulation of sign content. ▪ Implement Master Plan policies: A number of issues related to signs emerged during the process to update the Master Plan. These included reducing visual clutter, improving standards for pedestrian-oriented signage, and encouraging the preservation

Table 1: Summary of Code Assessment Recommendations	
Key Area	Recommendations
	<p>of historic signs as part of the City's historic preservation program. These issues should be addressed as other updates are made to the sign code.</p> <ul style="list-style-type: none">▪ Update the sign code as part of a separate process: Because sign code updates tend to be more controversial than other provisions in a code, we recommend the City update this portion of the code as part of a standalone process, separate from the comprehensive code update effort.

PART 2. MASTER PLAN CHANGES WITH IMPLICATIONS FOR THE CODE UPDATE

The updated Master Plan outlines a number of specific implementation strategies to be addressed as part of the code update. These strategies generally fall into one of four categories, each of which is described below, along with a general overview of implications for the code update. Part 3 of this document provides more detailed recommendations in response.

A. New Approach to Centers, Corridors, and Neighborhoods

One of the key objectives of the updated Master Plan was to reduce repetition and make it more user-friendly. With this objective in mind, policy direction provided by most of the over 30 individual center, corridor, and neighborhood plans was consolidated as part of Chapter 3: Area-Specific Policies. Chapter 3 includes the Structure Plan map and design principles, which establish an overall framework for growth that includes a modified hierarchy of centers and corridors and generalized patterns of development within the City's sphere of influence (SOI). This approach resulted in a more streamlined Master Plan while still supporting the required implementation of key concepts contained in the Truckee Meadows Regional Plan. This shift at the Master Plan level has several implications for the code update:

- **Changes in nomenclature/boundaries.** While the boundaries of existing centers and corridors were carried forward as part of the updated Master Plan wherever possible, some changes were made. For example, the overall number of regional centers was reduced (meaning some regional centers were reclassified as other types of places), and the nomenclature used for centers and corridors was simplified. For example: the former East 4th Street TOD Corridor Plan boundary is now designated as an Urban Corridor, as are portions of the South Virginia Street TOD Corridor and West 4th Street TOD Corridor boundaries. Terminology associated with the numerous overlay districts in the code that are used to implement the former center, corridor, and neighborhood plans will need to be modified as part of the new lineup of zoning districts in the updated code.
- **Updates to/expansion of development standards.** The design principles that accompany the Structure Plan map are intended to guide the character and form of development in different locations. Because the design principles draw heavily from policy direction contained in the former center, corridor, and neighborhood plans, many of the concepts they cover are already addressed in the code. For example, the code already includes provisions for development on steep slopes—a concept emphasized in the design principles for Foothill Neighborhoods. In other instances, the design principles provide new or expanded guidance (beyond what was included in the former center, corridor, and neighborhood plans) based on input received from the community as part of the Relmagine Reno process. Examples include a stronger emphasis on sustainable development practices, infill and redevelopment considerations, walkability, and the overall mix of uses in different locations. Opportunities to reinforce these new/expanded policy directions in the updated code will need to be explored.
- **Removal of retired plan references.** Only six of the over 30 former center, corridor, and neighborhood plans were carried forward as part of the updated Master Plan. References to all retired plans will need to be removed and updated as part of the code update.

B. Updated Land Use Plan

The Land Use Plan is intended to be used by City staff, the Planning Commission, and City Council to inform decisions regarding future development within the city and its SOI and to ensure such decisions align with the community's vision for future growth. The Land Use Plan includes a map that depicts locations for different types of land uses and a description of each land use type. Alignment between the Master Plan and underlying zoning is required under state law. As part of the recent Master Plan update, several changes were made that will need to be addressed as part of the code update:

- **Modified lineup of land use categories.** The land use categories are ultimately used to determine the zoning designation for each parcel of land. The new Master Plan includes 12 land use categories, expanding upon the 9 included in the prior Master Plan. Notable additions to the overall lineup of land use categories include: two residential categories designed to provide more specificity regarding the density and mix of housing types in different locations; three mixed-use land use categories to replace the special planning area and urban residential/commercial designations; and a new mixed-employment category to reinforce the City's employment needs analysis and overall economic strategy.
- **Phasing out of special planning area (SPA) designation.** The special planning area (SPA) designation was a land use category commonly used in the previous iteration of Reno's Land Use Plan that has been phased out of use in the updated Master Plan. To the maximum extent possible, parcels that previously had the SPA land use category were reassigned to the updated Master Plan land use categories. However, due to the range of development types found in some previously approved PUD handbooks and Specific Plan District (SPD) handbooks, application of the new land use categories was not possible in all cases. The SPA designation will not be applied to new PUDs or SPDs moving forward. The Master Plan recommends that uses identified in new PUD handbooks conform with (or nest within) the land use categories most appropriate for the proposed types of development and/or ranges of development density. Going forward, where PUD zoning allows for flexibility in subdivision design (e.g. acreage adjustments, interchangeability of residential densities or dwelling units between villages), automatic accommodative adjustments to the Master Plan Land Use Map will be made annually to reflect final subdivision design.
- **Non-conformities.** While every effort was made to minimize the application of land uses that do not conform with the underlying zoning of a particular parcel, a small number of non-conformities resulted with the adoption of the new Master Plan. City staff has identified locations where existing zoning districts do not conform to the adopted land use categories and will be working in the future to get these properties into alignment with the Master Plan. Maps showing the locations of these properties are [available](#) as well as a [list](#) of these properties that includes address and parcel number.

Existing zoning districts will need to be reviewed and updated to reflect the above changes, as will the zoning map.

C. New/Expanded Policy Themes

The Master Plan contains a number of new/expanded policy themes that should be addressed as part of the code update in order to achieve Master Plan goals:

- **Expanded mix of housing types.** Goals and policies throughout the Master Plan focus on expanding housing options (both cost and type) across the spectrum. In particular, the Master Plan seeks to expand affordable and workforce housing. This emphasis is also clearly reflected in the land use categories. For example, almost all of the neighborhood categories support accessory dwelling units (ADUs), and the mixed neighborhood category supports a range of "missing middle" housing types that are less common in Reno

such as duplexes, triplexes, townhomes/rowhomes, and small multifamily buildings. Separate from the code update, the City recently initiated a process to develop an accessory dwelling unit ordinance (with support from a committee) and expects that it will be completed later this year. As part of the code update, all residential and mixed-use districts will need to be reviewed and updated to ensure the range of housing options they support are consistent with Master Plan policies and land use categories.

- **Expanded mix of uses.** Reno has long had policies and regulations in place to support a broader mix of uses in the City's centers and corridors. This concept—which ties directly to the Truckee Meadows Regional Plan—has been refined through the Structure Plan and design principles to help differentiate between the different types of mixed-use that are encouraged in different locations (e.g., horizontal vs. vertical mixed-use). In addition, Master Plan policies and land use categories encourage a greater mix of uses throughout the city. Uses and use requirements in the code will need to be revisited to ensure they are supportive of the mix of uses called for by the Master Plan in different locations.
- **Walkable neighborhood centers.** The concept of encouraging small nodes of supporting neighborhood retail and services in more parts of the city was identified early in the ReImagine Reno process as a priority for the community. Existing neighborhood/community centers are identified on the Structure Plan map and criteria for designating new neighborhood/community centers are contained in the design principles. Support for this concept will need to be built in as part of any updates to the existing zoning districts and development standards.
- **Recalibrating the use of incentives.** The updated Master Plan identifies a number of locations where regulatory incentives could be used to help support the City's goals and policies, particularly with respect to supporting infill and redevelopment, affordable housing, sustainability, and historic preservation. Locations primarily fall within identified infill and redevelopment priority areas—which include the Regional Centers (Downtown and Convention Center), Innovation Areas, Redevelopment Districts, and Urban Corridors—but also include targeted employment areas. A variety of location-specific incentives exist in the code currently—such as reduced parking, use flexibility, expedited review processes, and density/height allowances; however, in some cases the incentives have been applied so broadly that their effectiveness has been diminished. To help reinforce the goals and policies contained in the Master Plan, existing incentives may need to be recalibrated (e.g., lessened in some locations—such as along Suburban Corridors, and strengthened in other locations—such as in the infill and redevelopment priority areas noted above and for properties listed on the City Register of Historic Places.

PART 3. MAJOR RECOMMENDATIONS TO IMPLEMENT THE MASTER PLAN

Zoning districts set the stage for what type of development can happen in different parts of Reno and play a direct role in supporting the implementation of the Land Use Plan, the Structure Plan, and a range of other Master Plan goals and policies. To determine what types of changes might need to be made to the city's current set of districts during the code update, districts were reviewed with the following questions in mind:

- Are districts in place to implement the Master Plan?
- Do the allowed uses in each district match the intent of the conforming Master Plan land use category?
- Are new types of districts needed to implement the Master Plan?
- Is the intent of each district clear and does the district name match the intent?
- Is each district currently used, or are there districts that are obsolete and/or unnecessary?
- Are districts rarely or never applied, or not currently applied to the map?
- Can the code be made more user-friendly or easy to understand by consolidating two or more districts or removing a district?

In addition to zoning districts, other aspects of the code (such as development standards, the planned unit development requirements, and historic preservation) can help advance the ideas set forth in the Master Plan. This section of the report identifies the most crucial areas in the code that should be updated in order to implement the Master Plan. It should be noted that the Master Plan recommends other updates to the code that are not discussed as part of this report, either because their implementation is fairly straight-forward or because they are longer-term actions that will be considered following the adoption of the code updates discussed in this report.

A. Streamline and Simplify Approach to Mixed-Use Districts

The current code contains a single base mixed-use district (MU) and numerous overlay districts designed to implement the regional centers and TOD corridors identified in the Truckee Meadows Regional Plan. This current structure is challenging to use, as standards regulating development in these areas are found in a variety of locations within the code: the base district, the overlay districts, sub-districts within the overlay districts, or in use-specific standards (depending on the proposed use). In addition, the Master Plan provides new direction regarding centers and corridors that is not currently reflected in the code and the system of mixed-use overlays. The following steps are recommended to bring the code into conformance with the Master Plan and establish a more intuitive and user-friendly structure:

- **Mixed-Use Overlays.** Retire the existing regional center and transit corridor planning area overlays and replace them with a set of mixed-use base districts (see below). Where appropriate, existing standards in the overlays should generally be carried forward and incorporated into one of the new base districts.
- **Downtown Reno.** Create a new Mixed-Use – Downtown base district to implement the design principles for the five downtown districts. Minimum densities would apply, as specified in the design principles for the Downtown Regional Center.
- **Urban Mixed-Use.** Create a new Mixed-Use – Urban base district that generally applies to areas designated as urban mixed-use on the land use plan map. This district would include standards that

promote development of greater densities/intensities along streets designated as urban corridors in the structure plan (e.g., the northern portion of South Virginia Street), and around transit stops/stations. It also supports higher-density development envisioned for regional centers, such as the Convention Center, in the Master Plan.

- **Suburban Mixed-Use.** Create a new Mixed-Use – Suburban base district that includes areas designated as suburban corridors or community centers in the structure plan, as well as areas that are currently zoned as Community Commercial (CC) and Arterial Commercial (AC). This district would not have minimum densities/intensities, however higher density development should be encouraged in areas near existing or planned transit stations.
- **Neighborhood Centers.** Create a new Neighborhood Center base district that carries forward many attributes of the existing Neighborhood Commercial (NC) base district, which staff has commented works well. This new district would apply to most areas currently zoned NC (though larger-scale community/neighborhood centers designated on the Structure Plan map should be zoned as Suburban Mixed Use to reflect the higher intensity/density of development in these locations). The NC district would not have minimum densities/intensities.

In a few cases, areas that were included in regional centers and TOD corridors were not given mixed-use land use designations in the updated Master Plan. Where this is true, the underlying zoning for these parcels will need to be revised from Mixed-Use (MU) to the appropriate conforming zoning district based on the land use designation given (for instance, an area zoned MU but given a single-family neighborhood land use designation should have its zoning changed from MU to the appropriate SF zone based on its density and lot size).

B. Make Targeted Revisions to Other Zoning Districts

Many of the City's other existing base zoning districts will require only targeted revisions to support the updated Master Plan, and/or improve their functionality. Recommended changes include:

- **Purpose Statements.** Revise the purpose statements of each zoning district to better align with the intent and characteristics of the land use categories/structure plan elements set forth in the Master Plan.
- **Office Districts.** Retire office districts currently in the code. Staff indicated that the GO General Office district is rarely used, and that the PO Professional Office district is most often used for conversions of single-family homes to office uses. These uses should be included as a use allowed through a special use permit (SUP) in the appropriate SF and MF districts, and the standards that were part of the PO district should be adapted to be use-specific standards that apply when proposed in a residential district. Office uses should be allowed in the mixed-use districts and proposed mixed employment district (see below).
- **Industrial Districts.** Combine the IB Industrial Business and IC Industrial Commercial districts into a single IC Industrial Commercial district that allows for the range of uses currently allowed in each. Consider establishing a new ME Mixed Employment district that would more directly implement the Mixed Employment land use category and the range of uses envisioned by the Master Plan for Innovation Areas.
- **Hotel Casino.** This district, which allows for nonrestricted gaming uses associated with a hotel or motel, is rarely used and was removed from the lineup of zoning districts specified in the Master Plan. While further discussion is needed, our recommendation is to replace this district with a gaming overlay district for properties entitled or permitted for nonrestricted gaming (as is in the approach taken by a number of communities in Southern Nevada).

- **Residential Densities.** Round the maximum densities allowed in the residential base zoning districts up to whole numbers, and revise the names of the SF and MF districts to reflect the densities (e.g., the maximum density in SF6 would be rounded-up from 7.26 du/ac to 8 du/ac, and renamed SF8). This aligns the naming convention of the SF districts to the MF districts. LLR districts should continue to be named based on their minimum lot sizes. In addition, the maximum density in the SF4 Single-Family Residential district should be increased from 11 du/ac to 14 du/ac to allow for a greater range of housing types in this district.
- **Unincorporated Transition.** Revise the minimum lot sizes of the Unincorporated Transition (UT) zones to reflect their names. E.g., revise the minimum lot size of the Unincorporated Transition 10 acres (UT10) district from 8 acres to 10 acres.
- **Conservation Districts.** Create a new Conservation District Overlay to implement this concept as set forth in the Master Plan (see F. Strengthen Historic Preservation Provisions for more detail on this topic).
- **Review Uses.** Review the allowed uses in each district to allow the types of uses called for in the Master Plan. This review should be done in conjunction with updates to the use table recommended in D. Update Uses and Use Regulations.

Once updates to the zoning districts are completed, additional work will be needed to make corresponding updates to the zoning map. Some changes are simple conversions to reflect name changes or district consolidations. In other cases, more detailed analysis and research by staff will be needed to ensure the appropriate updated zoning district is applied. Staff will also need to designate areas to apply proposed zoning districts, such as Mixed Employment or Conservation Districts based on direction provided in the Master Plan.

Table 2: Proposed Reno Zoning Districts

Table 2 shows how each of the current zoning districts would translate to the new lineup of zoning districts if all of the recommendations were implemented.

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
Residential Districts			
LLR2.5 Large Lot Residential (2.5 acres)	LLR2.5 Large Lot Residential (2.5 acres)	<ul style="list-style-type: none"> ▪ Provides for large lot single-family uses that may include open space and agriculture ▪ Encourages preservation of agriculture and open space, and areas with rural character 	Carry forward
LLR1 Large Lot Residential (1 acre)	LLR1 Large Lot Residential (1 acre)	<ul style="list-style-type: none"> ▪ Provides for large lot single-family uses that may include open space and agriculture ▪ Encourages preservation of agriculture and open space, and areas with rural character 	Carry forward
LLR.5 Large Lot Residential (0.5 acres)	LLR.5 Large Lot Residential (0.5 acres)	<ul style="list-style-type: none"> ▪ Provides for large lot single-family uses that may include open space and agriculture ▪ Encourages preservation of agriculture and open space, and appropriate transitions to areas with rural character 	Carry forward

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
SF15 Single-Family Residential (15,000 sf)	SF3 Single-Family Residential (3 units per acre)	<ul style="list-style-type: none"> Provides for single-family residential land uses that may include accessory dwelling units Encourages a range of complementary neighborhood uses to be integrated throughout the neighborhood Serves as an appropriate transition from large lot residential zone districts to single-family zone districts of higher densities (e.g., SF 9) 	<p>Carry forward, but revise permitted uses to allow for a range of complementary neighborhood uses as encouraged by the Master Plan.</p> <p>Revise name to reflect maximum density (rounded up) allowed in this district.</p>
SF9 Single-Family Residential (9,000 sf)	SF5 Single-Family Residential (5 units per acre)	<ul style="list-style-type: none"> Provides for single-family residential land uses that may include accessory dwelling units Encourages a range of complementary neighborhood uses to be integrated throughout the neighborhood. 	<p>Carry forward, but revise permitted uses to allow for a range of complementary neighborhood uses as encouraged by the Master Plan.</p> <p>Revise name to reflect maximum density (rounded up) allowed in this district.</p>
SF6 Single-Family Residential (6,000 sf)	SF8 Single-Family Residential (8 units per acre)	<ul style="list-style-type: none"> Provides for single-family residential land uses that may include accessory dwelling units Encourages a range of complementary neighborhood uses to be integrated throughout the neighborhood. 	<p>Carry forward, but revise permitted uses to allow for a range of complementary neighborhood uses as encouraged by the Master Plan.</p> <p>Revise name to reflect maximum density (rounded up) allowed in this district.</p>
SF4 Single-Family Residential (4,000 sf)	SF14 Single-Family Residential (14 units per acre)	<ul style="list-style-type: none"> Provides for a diverse mix of high-density single-family residential housing types Increases diversity of “missing middle” housing types available in Reno Encourages a range of complementary neighborhood uses throughout the neighborhood 	<p>Carry forward, but revise permitted uses to allow for a range of complementary neighborhood uses, and a wider range of housing types, as encouraged by the Master Plan.</p> <p>Revise name to reflect maximum density (rounded up) allowed in this district.</p>
MF14 Multi-family (14 units per acre)	MF14 Multi-family (14 units per acre)	<ul style="list-style-type: none"> Provides for a diverse mix low-density multi-family residential housing types Increases diversity of “missing middle” housing types available in Reno Encourages a range of complementary neighborhood uses throughout the neighborhood Appropriate in areas within walking distance to additional services and amenities, and public transit 	<p>Carry forward, but revise permitted uses to allow for a wider range of housing types and complementary neighborhood uses, as encouraged in the Master Plan.</p>

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
MF21 Multi-family (21 units per acre)	MF21 Multi-family (21 units per acre)	<ul style="list-style-type: none"> Provides for a mix of low-rise multi-family housing types Increases diversity of “missing middle” housing types available in Reno Encourages a range of complementary neighborhood uses throughout the neighborhood Appropriate in areas near transit, commercial areas providing neighborhood services 	Carry forward, but revise uses to allow for a wider range of housing types and complementary neighborhood uses, as encouraged in the Master Plan.
MF30 Multi-family (30 units per acre)	MF30 Multi-family (30 units per acre)	<ul style="list-style-type: none"> Provides for a mix of low-rise multi-family housing types Increases diversity of “missing middle” housing types available in Reno Encourages a range of complementary neighborhood uses throughout the neighborhood Appropriate in areas near transit, commercial areas providing neighborhood services, and/or employment uses 	Carry forward, but revise uses to allow for a wider range of housing types and complementary neighborhood uses, as encouraged in the Master Plan. Maximum height regulations (45 feet; three stories) should also be revised to allow for the construction of taller structures in this district.
Mixed-Use/Commercial Districts			
MU Mixed-Use	MU-D Mixed-Use – Downtown	<ul style="list-style-type: none"> Implements the community’s vision for Downtown Reno Promotes high intensity, mixed-use development Promotes 24-hour entertainment uses in the Entertainment subdistrict 	New district that would be applied to the current DRRC Downtown Reno Regional Center Overlay. This district would also include codified subdistricts that vary in allowed uses, densities/intensities, and other dimensional standards appropriate for each of the downtown districts identified in the Master Plan (Entertainment, University, Innovation, Riverwalk, Northwest Quadrant, and Powning).
MU Mixed-Use	MU-U Mixed-Use – Urban	<ul style="list-style-type: none"> Promotes high-intensity, mixed-use development along corridors and in centers Encourages highest-density development surrounding transit stations or in locations with a more intense concentration of pedestrian and transit-oriented activity (such as the Convention Center Regional Center). 	New district that would generally be applied to areas currently designated as urban mixed-use in the Master Plan. Minimum densities/intensities should apply, but could vary by location (e.g., higher minimum densities around transit stops, major intersections, or along urban corridors identified in the structure plan).

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
MU Mixed-Use; AC Arterial Commercial; CC Community Commercial	MU-S Mixed-Use – Suburban	<ul style="list-style-type: none"> Promotes a broad mix of commercial and residential uses in a more suburban context Preserves opportunities for higher-density infill and redevelopment in the future 	A new district that combines Arterial Commercial and Community Commercial, and would be applied to various areas currently designated as suburban mixed-use in the Master Plan, except for those areas currently zoned as MF30 or located within a neighborhood center (and zoned NC). Minimum densities/intensities would not apply generally across the district, but might be considered in certain locations (such as suburban corridors identified in the structure plan, surrounding transit stops, or at major intersection). Standards for AC and CC should be merged, as appropriate, but new design standards should be included to ensure high-quality development.
MU Mixed-Use	MU-A Mixed-Use – Airport	<ul style="list-style-type: none"> Promotes a broad range of transportation, service, and employment uses that complement and are compatible with RTAA's core mission of maintaining and expanding aviation services and facilities to meet regional demand. 	A new district to implement Airport Transportation Areas as envisioned in the Master Plan. Minimum densities applicable in other parts of the city do not apply. This district would merge the two existing mixed-use overlay districts currently in place for the Reno-Tahoe International Airport and the Reno-Stead Airport.
MU Mixed-Use; NC Neighborhood Commercial	NC Neighborhood Center	<ul style="list-style-type: none"> Provides for a mix of uses that are complementary to a range of residential neighborhoods Creates harmonious transitions between lower-density/intensity residential neighborhoods and higher-density/intensity development 	Carries forward the Neighborhood Commercial district with a new name, incorporating elements from MU that support high-quality development, pedestrian environments, and a mix of uses. Minimum densities would not apply. Transition standards should be developed to ensure compatibility with surrounding areas. Review uses to ensure appropriate uses (as envisioned in the Master Plan) are allowed in this district.
PO Professional Office	N/A	N/A	Retire this zoning district. According to staff, this district is used mainly for conversions of single-family homes to office uses. The standards should be included as use-specific standards when office uses are proposed in single-family neighborhoods. Office uses should also be included as permitted uses in mixed-use districts, eliminating the need to have a standalone office zoning district.

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
HC Hotel Casino	N/A	N/A	See text; district is rarely used. Consider replacing with overlay or with use-specific standards to regulate non-restricted gaming in areas currently zoned HC. Transition these areas to the appropriate mixed-use district (based on the land use plan in the Master Plan).
Employment/Industrial Districts			
I Industrial	I Industrial	<ul style="list-style-type: none"> Provides for intensive activities and land uses that have the most potential for impacting adjacent land uses and infrastructure. Generally not appropriate adjacent to residential land uses but may support small-scale commercial uses, particularly as buffers between industrial uses and adjacent uses. 	Carry forward. Review uses to ensure appropriate uses (as envisioned in the Master Plan) are permitted in this district.
IC Industrial Commercial	IC Industrial Commercial	<ul style="list-style-type: none"> Provides for a mix of industrial and small-scale commercial land uses. Uses are generally smaller in scale and have less potential for impacting adjacent uses and infrastructure 	Carry forward the IC district and merge with the IB district. Review uses to ensure appropriate uses (as envisioned in the Master Plan) are permitted in this district. Consider the need to create an additional employment/industrial district to implement the vision for innovation areas or the mixed-employment land use category in the Master Plan as part of future discussions.
Special Districts			
OS Open Space	PGOS Parks, Greenways, and Open Space	<ul style="list-style-type: none"> Provides for the protection and preservation of parks, open space, greenways, natural areas, agricultural lands, and other environmentally sensitive lands 	Revise name and purpose statement to align with the parks, greenways, and open space land use category in the Master Plan.
PF Public Facilities	PF Public Facility	<ul style="list-style-type: none"> Provides for public facilities and public service uses, including those that may be in private ownership, such as utilities. 	Carry forward. Parks zoned as PF should be changed to PGOS.

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
PUD Planned Unit Development	PUD Planned Unit Development	<ul style="list-style-type: none"> Encourages flexibility in land development to promote the most appropriate and compatible uses Should be used only where doing so improves the design, character, and quality of new development; facilitates the adequate and economical provision of infrastructure and services; and preserves natural and scenic features in a way that cannot be achieved using existing zoning districts. 	See C. Update Planned Unit Development Requirements in Part 3 of this report for more detailed discussion of recommended updates to PUDs.
SPD Specific Plan District	N/A	N/A	Retire this district, and attempt to transition areas within these to base zoning districts where possible. It may be necessary to retain this district even though this district is not being applied to new areas.
TRD Truckee River Corridor Downtown Riverfront	N/A	N/A	Retire this district as it is not used on the zoning map. Merge the standards from the district to inform district-specific standards for the Mixed-Use – Downtown district.
UT5 Unincorporated Transition (5 acres)	UT5 Unincorporated Transition (5 acres)	<ul style="list-style-type: none"> Preserves undeveloped land within Reno's sphere of influence until such time that new zoning districts are applied Allows for the conversion of properties zoned for large lot development in Washoe County to a city zoning district without modifying planned densities. 	Carry forward; adjust minimum lot sizes to align with district names
UT10 Unincorporated Transition (10 acres)	UT10 Unincorporated Transition (10 acres)	<ul style="list-style-type: none"> Preserves undeveloped land within Reno's sphere of influence until such time that new zoning districts are applied Allows for the conversion of properties zoned for large lot development in Washoe County to a city zoning district without modifying planned densities. 	Carry forward; adjust minimum lot sizes to align with district names
UT40 Unincorporated Transition (40 acres)	UT40 Unincorporated Transition (40 acres)	<ul style="list-style-type: none"> Preserves undeveloped land within Reno's sphere of influence until such time that new zoning districts are applied Allows for the conversion of properties zoned for large lot development in Washoe County to a city zoning district without modifying planned densities. 	Carry forward

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
Overlay Districts			
HL Historic or Landmark	Historic or Landmark (HL)	<ul style="list-style-type: none"> Preserves buildings that have historical, architectural, cultural, or landmark value. Provides for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner's efforts to preserve the landmark. 	Evaluate this district in the context of streamlining procedures related to historic preservation. Consider adopting a consolidated process for listing on the City Register of Historic Places and applying the overlay district (currently two separate processes). See <i>F. Strengthen Historic Preservation Provisions</i> in Part 3 of this report for more recommendations on how the code can help the City advance its historic preservation goals.
N/A	Conservation District (CD)	<ul style="list-style-type: none"> Preserves districts, or collection of buildings and other resources, within a geographic area that have a distinct character or that have historical, architectural, cultural, or landmark value. 	New overlay district. Conservation Districts are areas identified for their unique characteristics or historic values. Conservation Districts are suitable for design guidelines and/or standards adopted through zoning. However, new development and/or exterior modifications to existing structures do not require review or approval from the Historical Resources Commission (HRC). See <i>F. Strengthen Historic Preservation Provisions</i> in Part 3 of this report for more detail.
MH Mobile Home	Mobile Home (MH)	<ul style="list-style-type: none"> Sets standards for the development of new mobile home parks 	Consider retiring this district and moving the regulations contained in the overlay to a use-specific standard for mobile homes/parks. Also, develop nonconforming use standards for existing mobile homes/parks to address the most pressing health, safety, and welfare concerns for existing mobile homes, parks and subdivisions. The nonconforming use regulations should specify what provisions of the use-specific standards can be waived for existing parks or mobile homes, and under what criteria.
AFP Airport Flight Path	Airport Flight Path (AFP)	<ul style="list-style-type: none"> Reduce risk of injury and property damage in areas near the Reno-Tahoe International Airport and Reno Stead Airport. Maintain the viability and safe operation of RTIA and RSA 	Carry forward. Review to ensure restrictions remain in-line with FAA requirements/best practices.
ANE Airport Noise Exposure	Airport Noise Exposure (ANE)	<ul style="list-style-type: none"> Ensure appropriate construction methods are used to reduce noise impacts in areas near RTIA and RSA. 	Carry forward. Review to ensure restrictions remain in-line with FAA requirements/best practices.

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
CPA Cooperative Planning Area	Cooperative Planning Area (CPA)	<ul style="list-style-type: none"> Provides consistent development standards in areas subject to cooperative planning. 	Carry forward. No CPAs were identified in the Master Plan (which is referenced by the provisions for this district); include these on the zoning map instead, and revise to reference the map, rather than referencing the Master Plan.
N/A	Wellhead/Source Water Protection (WSWP)	<ul style="list-style-type: none"> Prevent the development of uses within a wellhead or source water protection area that could negatively impact public health or the viability of a well or water body as a source of drinking water. Mitigate potentially negative impacts from existing or future development that could affect public health or the viability of a well or water body as a source of drinking water. 	<p>Included as an implementation action and as a design principle for sustainable development (SN.5).</p> <p>2 year, 5 year, 10 year, and 20 year capture areas for TMWA water supply wells were identified by TMWA in their draft Wellhead Protection Program (September 24, 2015). TMWA and Washoe County Health District should be included in the development of this overlay to ensure regulations align with their efforts to protect public health and drinking water quality.</p>
Neighborhood Overlay Districts¹			
WUNP West University Neighborhood Planning Area	West University Neighborhood (N-WU)	<ul style="list-style-type: none"> Modifies underlying zoning districts to implement the West University Neighborhood Plan 	This neighborhood plan was carried forward as part of the updated Master Plan. The references in the district-specific standards for this overlay will need to be updated to reflect the new Master Plan. Name revised to standardize naming convention for neighborhood overlays.
PL Plumas Neighborhood Planning Area	N/A	N/A	Retire this overlay as the neighborhood plan for Plumas was not carried forward as part of the updated Master Plan but incorporate standards into revised infill/redevelopment standards as appropriate.
MQ McQueen Neighborhood Planning Area	N/A	N/A	Retire this overlay as the neighborhood plan for McQueen was not carried forward as part of the updated Master Plan but incorporate standards into revised infill/redevelopment standards as appropriate.
GF Greenfield Neighborhood Planning Area	Greenfield Neighborhood (N-GF)	<ul style="list-style-type: none"> Modifies underlying zoning districts to implement the Greenfield Neighborhood Plan 	This neighborhood plan was carried forward as part of the updated Master Plan. The references in the district-specific standards for this overlay will need to be updated to reflect the new Master Plan. Name revised to standardize naming convention for neighborhood overlays.

¹ Although the updated code will include neighborhood overlays, new neighborhood plans and overlays will not be adopted in the future (per Master Plan policy).

Table 2: Proposed Reno Zoning Districts			
Current District	Proposed District	Purpose of Proposed District	Comments
SE Southeast Neighborhood Planning Area	N/A	N/A	Retire this overlay as this neighborhood plan was not carried forward as part of the updated Master Plan.
WANP Wells Avenue Neighborhood Planning Area	Wells Avenue Neighborhood (N-WA)	<ul style="list-style-type: none"> Modifies underlying zoning districts to implement the Wells Avenue Neighborhood Plan 	This neighborhood plan was carried forward as part of the updated Master Plan. The references in the district-specific standards for this overlay will need to be updated to reflect the new Master Plan. Name revised to standardize naming convention for neighborhood overlays.
CCAN Country Club Acres Neighborhood Planning Area	Country Club Acres Neighborhood (N-CCA)	<ul style="list-style-type: none"> Modifies underlying zoning districts to implement the Country Club Acres Neighborhood Plan 	This neighborhood plan was carried forward as part of the updated Master Plan. The references in the district-specific standards for this overlay will need to be updated to reflect the new Master Plan. Name revised to standardize naming convention for neighborhood overlays.
MGOD Mortensen-Garson Overlay District	Mortensen-Garson Neighborhood (N-MG)	<ul style="list-style-type: none"> Modifies underlying zoning districts to implement the Mortensen-Garson Neighborhood Plan 	This neighborhood plan was carried forward as part of the updated Master Plan. The references in the district-specific standards for this overlay will need to be updated to reflect the new Master Plan. Name revised to standardize naming convention for neighborhood overlays.

Table 3: Master Plan Land Use Categories and Proposed Zoning Districts

Table 3 below indicates how the land use categories in the Master Plan conform to the proposed base zoning districts listed in Table 2.

Table 3: Master Plan Land Use Categories and Proposed Zoning Districts	
Master Plan Land Use	Conforming Proposed Zoning District
Residential	
Large-Lot Neighborhood	LLR2.5; LLR1; LLR.5; PUD
Single-Family Neighborhood	SF3; SF5; SF8; PUD
Mixed Neighborhood	SF14; MF14; PUD
Multi-Family Neighborhood	MF21; MF30; PUD
Mixed-Use	
Downtown Mixed-Use	MU-D; PUD
Urban Mixed-Use	MU-U; MF30; PUD
Suburban Mixed-Use	MU-S; NC; MF30; PUD
Employment	
Industrial	I; LI; MU-A; PUD
Mixed-Employment	LI; ME; PUD

Table 3: Master Plan Land Use Categories and Proposed Zoning Districts	
Master Plan Land Use	Conforming Proposed Zoning District
<i>Other</i>	
Unincorporated Transition	UT5; UT10; UT40
Parks, Greenways, and Open Space	PGOS; PUD
Public/Quasi-Public	PF; PUD; MU-A
Special Planning Area	PUD

C. Update Planned Unit Development Requirements

The planned unit development (PUD) district has been used extensively in Reno to provide greater flexibility from code standards for larger projects. There are dozens of approved PUDs within the City's sphere of influence (SOI). While this has been a valuable tool for addressing unique projects and areas, the long-term administration and enforcement of multiple PUDs has proved challenging (which is generally true for all cities). Many of the recommendations in this report (such as an improved lineup of districts and better development standards) are intended to improve the code generally and offer additional tools for flexibility, and thus should reduce the need for new PUDs in the future.

However, developers will still propose new PUDs, and the City will need to consider ways to improve upon its current process to implement ideas from the Master Plan. In addition, many approved PUDs are only partially built, or development has yet to be initiated. The buildout of these unbuilt units will account for much of Reno's future housing stock. The Master Plan includes a variety of recommendations to help implement goals and policies related to housing diversity, walkable centers, and other quality of life considerations as part of future PUDs, or through property-owner initiated modifications to existing PUDs. Revisions to the PUD district and associated district-specific standards should be made to:

- **Establish Clear Public Benefit Requirements.** The intent of PUDs is not only to provide flexibility, but to also elevate the quality and creativity of a development beyond what would be possible under current zoning. The current code is only partially successful at identifying and setting standards for the types of public benefits that should be provided in PUDs. For example, the City's Concurrency Management System establishes requirements for parks, and PUD standards establish supplemental common open space requirements. However, current PUD standards provide no guidance as to the quantity of open space that must be provided, or the types of recreational facilities that might be appropriate.

To create a more level playing field (and a more predictable approval process), additional specificity is needed to clarify the types of public benefits that must be provided in exchange for the opportunity of gaining approval. Desired benefits do not need to be specified with mathematical precision, but they should be described with enough specificity so that it is clear what qualifies as a public benefit, and what should be required for major changes (e.g., those that add density).

Adopting more specific public benefit requirements means that enforcement and tracking of public benefits by staff will be necessary, and as such, benefits should be clearly documented. Public benefit requirements also offer an opportunity to encourage policies or design principles that are set forth in the Master Plan (such as affordable housing, housing diversity, mixed-use neighborhood centers, pedestrian/bike infrastructure etc.).

Clayton, Missouri, and Washington, D.C. provide good examples of communities that describe what are considered public benefits while still allowing developers the flexibility to pursue benefits that make the most sense for their project. In both cases, developers are not limited to the benefits listed in the code. One interesting aspect of Clayton's public benefit regulations is that they vary based on location, with the central business district having a set of public benefits that are specific to that area (Reno could take a similar approach by varying benefits by location in the structure plan). Washington, D.C.'s approach is also notable in that it includes criteria for determining what constitutes a public benefit (e.g., benefits shall be tangible and quantifiable).

- **Require a Fiscal Impact Analysis.** The City's Concurrency Management System is designed to ensure that infrastructure and services needed to support growth are provided concurrent with demands from growth and that growth does not create a fiscal burden for the City. In most cases, the costs to serve growth under the system are borne by developers and not by the City or existing residents. However, the City plays a crucial role in helping to plan, implement, and maintain the infrastructure needed to support future development. As such, the Master Plan recommends that a standard approach, factors, and process for measuring the fiscal impacts of new PUDs (or major amendments to existing PUDs) be established and that a requirement to submit a fiscal impact assessment (FIA) be included in the code. (This can simply be an authorization; the detailed submittal requirements and thresholds could be included in a supplemental manual outside the code, where they may be updated over time without requiring formal code amendments.)
- **Require Use of Master Plan Land Uses.** Previous practice in Reno allowed developers to create their own land use designations within PUDs, and apply a unique set of standards to these designations (which in effect act as sub-districts within the PUD zoning district for that project). As a result, a "single-family residential" land use designation in one PUD might allow for a maximum of 7 dwelling units per acre, while a "single-family residential" designation in another PUD would allow for a maximum of 12 dwelling units per acre. As a result of changes to the Land Use Plan during the Master Plan update, land uses identified in new PUD handbooks are required to conform with (or nest within) the Master Plan land use categories in regards to types of development and/or ranges of development density. This change is intended to simplify the administration and evaluation of PUDs, and allow City staff to better track the supply of different types of land uses approved in PUDs throughout the city and SOI.
- **Require a Greater Mix of Housing Types.** One of the key findings from the Master Plan process was that Reno has a significant oversupply of approved (but unbuilt) single-family detached housing that does not align with anticipated future needs of residents. The Master Plan recommends new requirements to ensure the mix of housing types in future PUDs is more closely aligned with anticipated demand, as well as the goals and policies in the Master Plan. In addition, the creation of parameters to encourage developers to re-evaluate existing PUDs as they build out and adjust the mix of housing proposed to be more in-line with anticipated future demand are also recommended. The process for doing so should be clearly stated in the code and consistently applied in order to create a predictable and fair process for developers (who otherwise might be reluctant to initiate a process they fear could result in changes to existing entitlements).
- **Applying Consistent Time-Limit and Phasing Criteria.** NRS 278A.580 authorizes communities to establish and enforce a time-limit and phasing policy for planned unit development entitlements. However, the City does not have a formal policy in place for applying time limits to PUDs, and most existing PUDs in the City's SOI were adopted without such limits in place. As a result, many of the approved but unbuilt PUDs were approved prior to the Great Recession, when the real estate and housing market in Reno looked very

different from today. While some of these PUDs have moved forward, others have not and may never. This situation creates a great deal of uncertainty for the City, other service providers, and the community as to the intended timing of potentially significant developments (in terms of size and/or impact on existing services and infrastructure), as well as uncertainty as to the actual growth capacity that exists within the city and its SOI.

- **Establish a Process to Convert SPDs and PUDs to Base Zoning.** The City should also consider establishing a process by which an existing SPD or PUD may be converted to one or more base zoning districts if desired by a property owner. Through this process, the SPD or PUD could be re-designated as an existing zoning district but the conditions attached to the SPD or PUD could be carried forward or supplemented. In many cases, the original reason for flexibility that necessitated the creation of a SPD or PUD may be allowed through more inclusive zoning districts, more flexible development standards, administrative adjustments, or other new tools introduced in the code update. While this may not be worthwhile or feasible for large, complex PUDs that involved significant customization, but could make sense for smaller PUDs. Over time, elimination of SPDs and at least some PUDs through such a process could help simplify the process of tracking and enforcing the various SPD and PUD approvals.

D. Update Uses and Use Regulations

Each zoning district has a set of land uses that specify ways in which a parcel or building within a district can be utilized. While it is essential that the right uses are allowed in appropriate zoning districts, how allowed uses are organized and presented in the code can increase the legibility and usability of the document. The current code includes four different use schedules: one each for residential base districts, non-residential base districts, regional center districts, and TOD corridor districts. As part of the code update process, the following actions should be considered:

- **Consolidate Use Tables.** If the mixed-use overlays are retired and new mixed-use base districts are introduced as recommended, there is no need to maintain four separate use tables in the code. The regional center and TOD corridor tables can be eliminated. The Mixed-Use base districts should be included in a new “Non-Residential and Mixed-Use Base Districts” table, with the goal of having just two use tables.
- **Simplify and Review the Organization of Uses.** Uses should be reviewed with an eye toward simplifying the number of uses included in the table, consolidating uses that have similar land use impacts, and eliminating uses that are antiquated or unnecessary. For example, antique/collectible stores and bakeries are both types of general retail uses with similar impacts; do they need to be regulated as separate uses? Currently, uses are organized into larger types of uses (e.g., antique/collectible stores and bakeries are both grouped under a “Commercial Sales and Services” use type). However, these grouping are either too general, or there are too many uses included under each grouping to make it an effective way to easily find a particular use. For example, the Commercial Sales and Services group could be further broken down into groupings for Food and Beverage Services, Personal Services, Retail Sales, Vehicle Sales and Services, etc.
- **Diversify Housing Types.** Increasing the diversity of housing options and the affordability of housing were two topics that were brought up frequently by the public during the ReImagine Reno process. The use table in the code allows for a variety of housing types beyond just single-family and multi-family. However, it may be advantageous to include specific references to a range of housing types in the definition of these uses in order to more fully articulate the diversity of housing types that are possible to build in Reno. For instance, the “single-family, attached/condominium/townhouse” use is not currently defined; a new definition should

be added, clarifying that this use includes duplexes, three/four-plexes, townhouses, etc. (See Part 4 section A for more on definitions).

E. Reorganize and Update Development Standards

The City of Reno has a variety of standards in place that regulate the quality of development. Existing code standards include: district specific standards contained in Chapter 18.08 – Zoning; General Development and Design Standards contained in Chapter 18.12; and Appendix A–Downtown Riverfront Design Guidelines. Recommended changes to the lineup of zoning districts and number of overlay districts will require corresponding changes to the organization of existing development standards. In addition, changes to existing standards or the addition of new standards will be required to implement the Master Plan design principles. In general, all existing development standards will need to be reviewed and updated to:

- **Update nomenclature to reflect new district lineup.** Recommendations on streamlining and simplifying the approach to mixed-use districts will require updates to references to the TOD corridor and regional center overlays. Standards that refer to TOD Corridor and Regional Center plans should also be updated, as these plans were not carried forward as part of the updated Master Plan.
- **Consolidate location-specific and use-specific standards where possible.** One of the challenges with the current code is that development standards related to a particular location are often scattered throughout the code. The same is true for use-specific standards, which are different in certain overlay districts. This structure is confusing and time consuming to navigate. To the extent possible, location-specific standards and use-specific standards should be consolidated (in their respective sections of the code – see Part 5 of this report). Where such consolidation is not possible, clear and specific references to these standards should be provided, alerting users that additional regulations apply in a certain location or use.
- **Implement design principles through district-specific standards where possible.** Chapter 3 of the new Master Plan provides a series of design principles to guide new development in different areas of the city. While not all of the design principles listed in the Master Plan will be implemented through the code, those that are should be codified as district-specific standards where possible. The applicability of certain design principles (such as those for neighborhoods) will vary based on location or type of development, and cannot be associated to a particular district. In such cases, the general development and design standards included in Chapter 18.12 of the code should be reviewed and revised to align with the design principles.
- **Address distinctions between infill/redevelopment and greenfield development.** Applicable Master Plan design principles vary depending on whether the proposed development is in an infill/redevelopment context or a greenfield development context. This distinction should be carried forward into the code to ensure that infill and redevelopment is compatible with the character of existing development. Infill and redevelopment standards are already included in the code, but are found in different chapters and vary based on types of development or location. These standards should be consolidated where possible, and reorganized depending on whether the standards should apply generally to all infill/redevelopment, or apply as a district-specific standard. District-specific standards for neighborhood overlays should be used as models for infill standards developed for areas with a Central Neighborhood designation on the Structure Plan. Neighborhood overlay standards will be carried forward for neighborhoods that have an adopted neighborhood plan, but these could be phased out in the future if the new infill standards adopted as part of this code update are effective in achieving the goals of their respective neighborhood plans. Moving forward,

no new neighborhood overlays should be adopted. If areas are unique enough to require a set of standards above and beyond the infill standards, then the use of a conservation district should be considered.

- **Ensure that all standards work together.** As mentioned previously, development standards are currently found in a variety of places in Reno's code. Standards should be consolidated as much as possible to eliminate repetition and reduce the variety of standards applied (particularly where different standards are used to achieve the same goal). The code should also clearly state how the standards relate to other standards included in the code, and which standards control in case of conflicts.
- **Encourage flexibility.** A one-size-fits-all approach to implementing a design principle may not always be desirable, particularly where a design standard in the code will result in outcomes that are counter to the intent of the design principle. In such cases, a range of possible options for meeting a design standard should be given, especially when such options would provide greater flexibility and allow for creativity in the application of the standard.
- **Provide more certainty and consistency.** During conversations with City staff, it emerged that certain design standards and/or the ways in which the standard can be met are not clearly stated in the code. As a result, staff is forced to use their judgement to determine whether a development proposal is in compliance with the code. This approach has led to inconsistent application of design standards, as each standard is interpreted differently. This is hard both on City staff, and developers, who are unsure how they will be expected to meet the standard. Existing standards should be reviewed and revised where possible to ensure a clear and objective set of criteria for meeting the standard is provided.

Table 4: Recommendations to Implement Specific Master Plan Design Principles

Table 4 below highlights areas where revisions or additions to current standards are recommended to implement specific Master Plan design principles. In addition to the recommendations outlined below, the articles contained in Chapter 18.12 of the code should be reviewed and revised to ensure the standards align with the design principles, as well as the goals and objectives of the Master Plan (such as the drainageway protection standards).

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
<i>Regional Centers</i>		
Downtown - General ²	<ul style="list-style-type: none"> ▪ Align all existing/new standards with new Mixed-Use Downtown (MU-D) base district. ▪ Reorganize existing MU Mixed-Use District standards to align with new Downtown district boundaries where applicable. ▪ Revise existing standards/add new standards to address design principles unique to each Downtown district. ▪ 	<ul style="list-style-type: none"> ▪ Downtown design principles generally reflect existing code provisions (i.e., those found in the existing Downtown Reno Regional Center overlay). ▪ Boundaries of Downtown districts in Master Plan do not align specifically with districts in the code; boundary adjustments will be needed to reflect these subdistricts as part of a new Mixed-Use Downtown (MU-D) district.

2. Downtown includes six distinct subdistricts that have unique requirements. Recommendations specific to each subdistrict are provided below where applicable.

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
Downtown – Entertainment District	<ul style="list-style-type: none"> Carry forward District-Specific Standards for Entertainment District. Review and update as needed to align with Master Plan design principles. Focus on potential gaps related to mix of uses, massing and form, street-level interest, community amenities, and parking. 	<ul style="list-style-type: none"> Depending on the approach taken to the HC zone, this district will continue to allow for nonrestricted gaming uses, or a new gaming overlay will allow for such uses in this area.
Downtown – University District	<ul style="list-style-type: none"> Develop new district-specific standards for the University District that align with the design principles set forth in the Master Plan. Focus on aligning permitted uses with the UNR's vision for this part of Downtown Reno, as set forth in the Campus Master Plan. Additional standards may be needed to ensure the design of and materials used in developments in this district promote the continuation of the university campus aesthetic, as recommended in the design principles. 	<ul style="list-style-type: none"> The University District in Downtown Reno was carried forward from the Downtown Action Plan process to reflect plans by the University of Nevada Reno to expand its campus south towards Downtown.
Downtown – Innovation District	<ul style="list-style-type: none"> Review and update existing Wells Avenue District standards to reflect Innovation District design principles. Review should align the permitted uses, with those listed in the design principles. Due to the range of uses listed (from small-scale manufacturing to restaurants to residential), compatibility standards should be considered to address transitions in uses and potential adverse impacts from adjacent uses (particularly those adjacent to residential uses). Review and update boundary as needed to reflect Downtown districts in Master Plan. 	<ul style="list-style-type: none"> Innovation District replaced former Wells Avenue District as part of the Downtown Action Plan process and was carried forward in the Master Plan. The intent for this district is much more focused and specific than that of the former Wells Avenue District.
Downtown – Riverwalk District	<ul style="list-style-type: none"> Review and update existing district-specific standards (Truckee River District) as needed to align with Master Plan design principles. Focus on potential gaps related to transitions; parking configurations, mix of uses. Existing design guidelines in Appendix A: Downtown Riverfront Design Guidelines should be translated to standards (using menu based approach to maintain flexibility where appropriate). 	<ul style="list-style-type: none"> Staff noted challenges in implementing guidelines. Illustrations are dated and inconsistent.
Downtown – Northwest Quadrant	<ul style="list-style-type: none"> Review and update existing Keystone Avenue District standards to reflect Northwest Quadrant design principles. Review and update boundary as needed to reflect Downtown districts in Master Plan. 	<ul style="list-style-type: none"> Northwest Quadrant replaced former the Keystone Avenue District as part of the Downtown Action Plan process and was carried forward in the Master Plan. Need to update outdated reference to the DRRC Plan which identifies where nonrestricted gaming is allowed within this district.

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
Downtown – Powning District	<ul style="list-style-type: none"> Establish standards to implement Master Plan design principles as part of new Conservation District overlay. 	<ul style="list-style-type: none"> This district was part of the former Truckee River District, but was identified as a separate district in the Downtown Action Plan process due to the unique and historic character of this part of Downtown Reno. It is currently designated as a conservation district in the Master Plan. The conservation district overlay should be applied to this area if such an overlay is adopted through this code update.
Convention Center)	<ul style="list-style-type: none"> Carry forward and update existing Convention Regional Center Overlay District standards as needed to support Master Plan design principles as part of district-specific standards for the new Mixed-Use Urban base district. In particular, the elimination of sub-districts within this regional center need to be reflected in the code, which applies different standards to districts identified in the former Convention Center Regional Center Plan. Update existing Nonresidential and Mixed Use Site and Building Standards (found in Chapter 18.12) as needed to support the Convention Center design principles. 	<ul style="list-style-type: none"> Nonrestricted gaming is permitted on certain parcels within this regional center, however new nonrestricted gaming establishments or expansion of current ones should be allowed only through a special use permit, as recommended in the design principles. Parcels identified for new nonrestricted gaming could also be identified through a gaming overlay district.
Community/Neighborhood Centers		
	<ul style="list-style-type: none"> Carry forward and expand existing NC Neighborhood Commercial standards as part of district-specific standards that correspond to a new Neighborhood Center district. Carry forward and revise existing design standards for nonresidential and mixed use sites and buildings and large retail establishments to implement the design principles for Community/Neighborhood Centers. Include distinction in standards to address variable circumstances that distinguish between community and neighborhood centers. (e.g., large format retail establishment). 	<ul style="list-style-type: none"> Staff indicated that the standards for NC Neighborhood Commercial were generally working well in achieving the types of development envisioned for neighborhood centers in the Structure Plan.
Corridors		
Urban Corridors	<ul style="list-style-type: none"> Carry forward and update existing Overlay District standards as needed to support Master Plan design principles and include as district-specific standards for the new Mixed-Use-Urban base district. Carry forward and update existing Nonresidential and Mixed Use Site and Building Standards as needed to support the Urban Corridor design principles. 	<ul style="list-style-type: none"> Applicable overlay districts include: East 4th Street Transit Corridor, Mill Street Transit Corridor, portions of South Virginia Street Transit Corridor (north of Convention Center), and portions of West 4th Street Transit Corridor (west of Keystone and east of Stoker).

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
Suburban Corridors	<ul style="list-style-type: none"> Carry forward and revise existing design standards for nonresidential and mixed use sites and buildings and large retail establishments to implement the design principles for Suburban Corridors. Carry forward and update existing Overlay District standards as needed to support Master Plan design principles and include as district-specific standards for the new Mixed-Use-Suburban base district. 	<ul style="list-style-type: none"> Applicable overlay districts include: North Virginia Street Transit Corridor, portions of South Virginia Street Transit Corridor (south of Convention Center), and portions of West 4th Street Transit Corridor (west of Stoker and east of McCarran).
Neighborhood Corridors	<ul style="list-style-type: none"> Establish new standards to implement design principles for neighborhood corridors as part of the General Development and Design Standards. 	<ul style="list-style-type: none"> Many of the design principles for neighborhood corridors will need to be implemented through investments in right-of-way improvements, rather than through the code.
Greenway Corridors	<ul style="list-style-type: none"> Establish new standards to implement design principles for greenway corridors as part of the General Development and Design Standards. 	
Employment Areas		
General	<ul style="list-style-type: none"> Carry forward and update existing Nonresidential and Mixed Use Site and Building Standards as needed to support the general design principles for employment areas. 	
Industrial/Logistics Areas	<ul style="list-style-type: none"> Review and revise existing standards for industrial sites (18.12.305(2)) to align with the design principles for Industrial/Logistics Areas. 	
Innovation Areas	<ul style="list-style-type: none"> Carry forward and update existing Nonresidential and Mixed Use Site and Building Standards as needed to support the design principles for Innovation Areas. 	<ul style="list-style-type: none"> Applicable overlay districts include: Dandini Regional Center Planning Area and University of Nevada Regional Center Planning Area.
Airport Transportation Areas	<ul style="list-style-type: none"> Establish district-specific standards to implement design principles for Airport Transportation Areas (ATA) as part of new Airport Mixed-Use district 	<ul style="list-style-type: none"> Many ATA design principles are addressed by code already.
Neighborhoods		
General Neighborhoods	<ul style="list-style-type: none"> Review and revise existing design standards for residential site and building design, as needed. Develop general design standards for single-family attached, multi-family, and other types of residential sites and buildings. 	<ul style="list-style-type: none"> Currently, the standards in Section 18.12.302 – Residential Site and Building Design Standards only address single-family detached dwellings.

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
Central Neighborhoods	<ul style="list-style-type: none"> Review and revise residential infill development and residential adjacency standards to implement the design principles for Central Neighborhoods drawing on the infill, redevelopment, adjacency, and transition standards included in the current West University Neighborhood Planning Area overlay and the Wells Avenue Neighborhood Planning Area overlay. 	<ul style="list-style-type: none"> Infill development and adjacency standards should be developed for Central Neighborhoods in order to capture the unique considerations in these areas and minimize impacts on residential uses from adjacent traffic, lighting, building mass, etc. These could be structured in a standalone part of the code (e.g., "residential compatibility standards," or could be woven throughout the respective sections (e.g., building design, landscaping) as applicable. Applicable overlay districts include: West University Neighborhood Planning Area overlay and Wells Avenue Neighborhood Planning Area overlay
Outer Neighborhoods	<ul style="list-style-type: none"> Review and revise existing development and design standards, as needed, to implement the design principles for Outer Neighborhoods. 	<ul style="list-style-type: none"> The majority of areas designated as Outer Neighborhoods were developed/are developing under approved PUD Handbooks—many of which include specific and/or unique standards for development.
Foothill Neighborhoods	<ul style="list-style-type: none"> Review and update existing hillside development standards (Article XVI) to align with design principles. Address gaps with respect to: pedestrian circulation (access to public lands and network connections), transitions to unincorporated county/open space, and hazard mitigation. Develop site and building design standards for cluster development as part of Article III of Chapter 18.12. 	<ul style="list-style-type: none"> Existing standards for hillside development are fairly robust; only minor adjustments needed. Existing standards for cluster development are included as use-specific standards (18.08.202(2)).
Sustainable Development		
Natural Resources	<ul style="list-style-type: none"> Review and update existing regulations related to tree protection, hillside development, flood hazard areas, wetlands and stream protection, and drainage way protection to align with design principles. Establish site design standards for development in order to preserve wildlife habitats, prominent ridgelines, natural or scenic resources, and other environmentally sensitive lands. 	<ul style="list-style-type: none"> Many of the articles currently in Chapter 18.12 address issues related to natural resources.

Table 4: Proposed Updates to Implement Master Plan Design Principles		
Master Plan Design Principles	Recommendations	Comments
Site Layout and Design	<ul style="list-style-type: none"> Review and update existing regulations related to stormwater management, low impact development, lighting, and landscaping to implement the design principles for sustainable development. 	<ul style="list-style-type: none"> This is an area where a “menu” approach may be useful, allowing developers to choose from a range of options to meet the intent of the design principles. The Truckee Meadows Structural Controls Design and LID Manual should be reviewed for LID-related development standards. Stormwater management regulations are also found in Article IV of Chapter 12.16 of the RMC, and should be reviewed and updated, as needed, to complement any updates to design standards.
Building Design (New Development and Adaptive Reuse)	<ul style="list-style-type: none"> Develop a set of green building standards (or incentives) that help to implement the design principles for sustainable development related to building design. A variety of approaches could be considered including: <ul style="list-style-type: none"> A points system in which green building approaches or techniques (based on those included as design principles) are assigned a point value; with new developments (or developments of a certain type or size) required to meet a certain threshold for total number of points; or Allowing buildings that achieve a certain standard or rating of green building through an established green building program (such as LEED) to jump to the front of the development review queue or receive an expedited review process. 	<ul style="list-style-type: none"> This set of design principles raised the most concern from the development community. This stakeholder group should be consulted in the development of these standards to ensure that the costs of sustainability design principles are balanced with the benefits they provide. Recommendations should be coordinated with any related recommendations from the forthcoming Sustainability and Climate Action Plan.
Alternative Transportation	<ul style="list-style-type: none"> Develop standards to encourage the integration of infrastructure, facilities, and other site design features that support alternative modes of transportation. 	<ul style="list-style-type: none"> These standards may be best included in district-specific standards so that they apply to specific locations where investments in public transit and pedestrian and bicycle facilities are targeted through Master Plan goals and policies (such as in the proposed new mixed-use districts).

F. Strengthen Access and Circulation Requirements

Updates to access and circulation requirements (for all modes) as part of the code update are recommended to support the implementation of the pedestrian and bicycle connectivity goals and policies of this Master Plan. Distinctions in circulation and access considerations by location are addressed as part of the Master Plan design principles. District-specific standards should be developed for districts where considerations are unique to a particular

location. Generally applicable requirements for circulation and access are addressed in Chapter 18.12 (Article X and XI). Specific recommendations to strengthen these articles include:

- Establishing a connectivity index or similar strategy for Greenfield development that emphasizes pedestrian and bicycle connectivity to services and amenities, as well as to surrounding public lands (where applicable); and
- Establishing unique parameters tailored to an infill/redevelopment context and/or different place types in the community, as defined by the Master Plan design principles.

G. Strengthen Historic Preservation Provisions

Chapter 18.18 of the code addresses historic preservation. A variety of strategies are recommended as part of the Master Plan to strengthen these existing provisions, each of which will require consideration as part of the code update. Recommended strategies are to:

- Revise and clarify the Powers and Duties of the Historical Resources Commission to assist in reconfirming the Commission's purpose;
- Modify the composition of the Historical Resources Commission to include representation of other professionals and the public;
- Revise and simplify the City Register designation process, clarify the eligibility criteria, and include historical integrity as a consideration;
- Develop an administrative COA process to streamline the review of minor exterior modifications to properties on the City Register;
- Develop a demolition by neglect provision and clarify findings to obtain a demolition certificate for properties on the City Register;
- Integrate the goals of the Historical Resources Commission with broader Adaptive Reuse policy to incentivize the use and preservation of existing buildings stock in new and creative ways;
- Revise incentives available to properties listed on the City Register to further encourage addition of properties;
- Develop incentives for properties listed on the City Register to assist property owners in the protection of historic character in neighborhoods and to developers as tools to redevelop valuable historic building stock, such as a revolving loan fund;
- Develop a process to review the effects development projects may have on nearby historic resources included in the Historic Register; and
- Develop mitigation measures deemed appropriate to lessen the impact on the public as a result of the loss or alteration of an historic resource.

PART 4. OTHER RECOMMENDED UPDATES

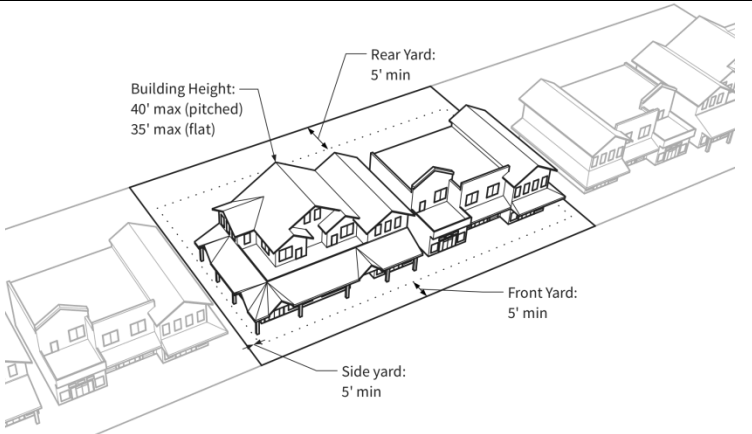
A. Improve the User-friendliness of the Code

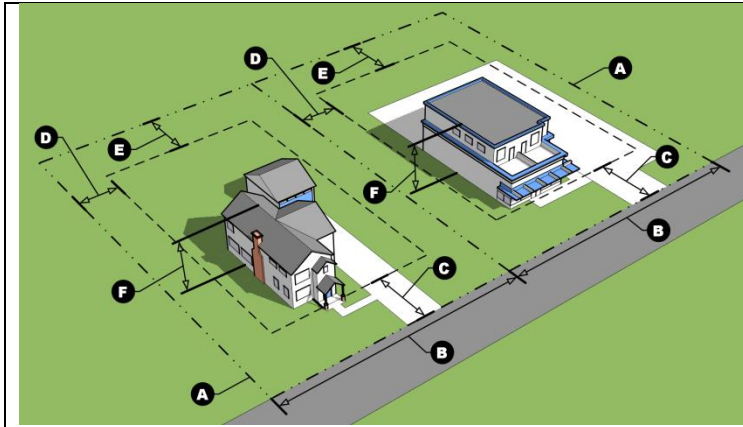
As noted in the introduction to this report, one of the key objectives of the code update process is to make the code more user-friendly. While code has been updated on an as-needed basis, it has not been comprehensively revised in many years. Over time, the code's organization and size have become cumbersome for users to understand and for City staff to administer. As part of the update, it will be important to consider the organization and format of the new code to ensure that it is easy for all users to find the information they need and to present that information in a clear and easy-to-understand format. Making it easier to find and understand information also will improve the efficiency of the review process. This section discusses several issues related to overall document organization, formatting, and user-friendliness.

Incorporate Additional Graphics

Modern zoning codes typically include more graphics, such as photographs, illustrations, diagrams, flowcharts, and tables, than what is currently included in Reno's code. These visual aids help convey complex information quickly and with few words. While certain articles in the code have numerous illustrations (e.g., Article III – Site and Building Design Standards), other articles of the code (where such illustrations would be useful—such as zoning district diagrams) have none.

Communities choose to illustrate their land development regulations with various styles, often tailored to the local character. For example, when developing diagrams for lot and building standards such as building height and setbacks, some communities elect to include more architectural details in those drawings than others. We recommend that all of the graphics follow a similar style, once an appropriate one for Reno is determined. Future additions to the code featuring illustrations should also follow this style to maintain a consistent look and level of detail. Clarion often develops graphics to support the following standards:

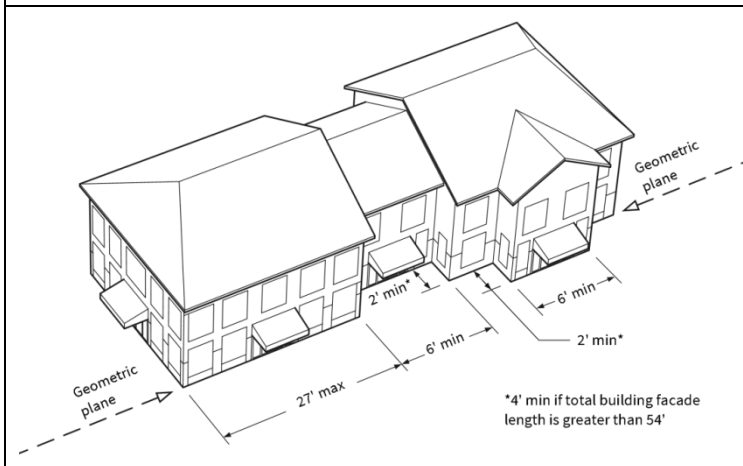
Zoning Districts	
District diagrams can quickly and intuitively communicate the intended character of a zoning district while also including key information related to the lot and building standards, such as lot area, lot frontage requirements, building setbacks, and height.	
	<i>Simpler line weights with no color were used for the district in this example for a clean approach to the illustration.</i>



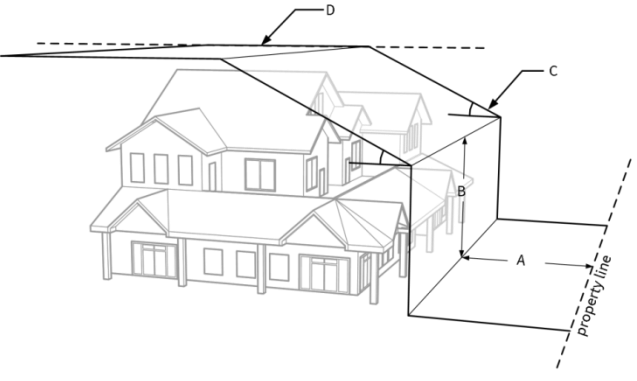
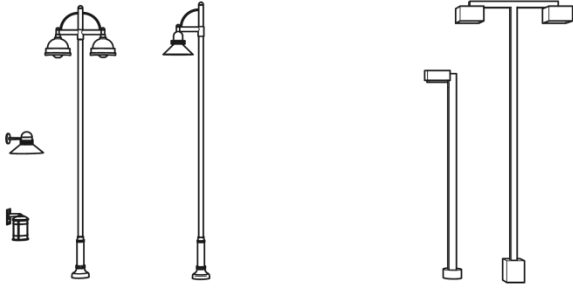
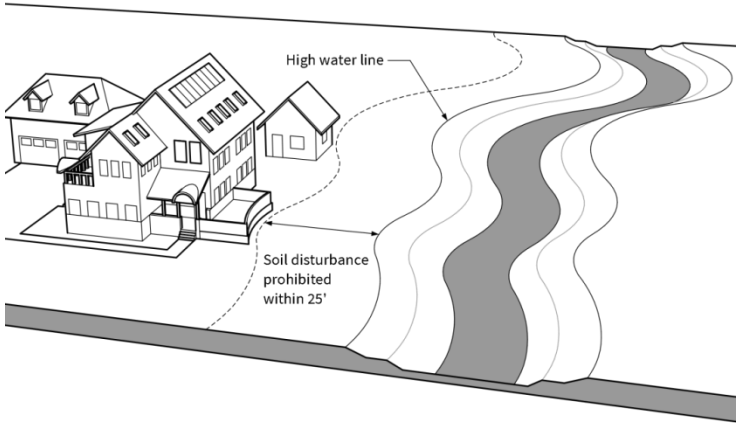
This example shows more color than the previous district graphic, and provides greater detail on the design characteristics of the buildings. The letters are keyed to district-specific standards related to building heights, setbacks, etc.


Development and Design Standards

The development (or quality) standards are typically one of the most illustrated articles within a zoning code. Graphics may include illustrations of landscaping, buffering, and screening requirements, and diagrams for site layout or access and connectivity standards, among other topics. As mentioned, the current Site and Building Design Standards include numerous illustrations; however, because they have been developed over time, they do not have a consistent style or format. While hand-drawn illustrations were once typical in codes, most communities now choose to translate existing illustrations to SketchUp or other similar programs as part of a major code update. This approach allows City staff to make modifications over time and ensure new graphics reflect the same “look and feel” and keep the code from feeling dated.



This example illustrates building articulation requirements for non-residential buildings. Including drawings of these sorts of development standards can be an easy way to communicate more complex design ideas.

	<p><i>This illustration of a building envelope for residential buildings is another example of how drawings in a code can easily explain design standards.</i></p>
 <p>YES: Vintage or decorative style Variation in materials Natural materials</p> <p>NO: Shoebox light fixtures</p>	<p><i>Code drawings can also be used to illustrate other aspects of development and design standards, such as allowed lighting types.</i></p>
	<p><i>Similarly, standards for site layout or building placement can also be illustrated. This drawing shows the required waterside setback for a community in Colorado.</i></p>

Administration and Procedures	
<p>Process-related flowcharts can help clarify and summarize the approval process for development applications at a glance. Also, a summary table of review procedures can provide a quick snapshot of the types of development applications, the review authorities for each application, and the types of public notice required. Reno has a number of existing process-related flowcharts that simply need to be updated and modernized to reflect the format of the new code (and any substantive changes).</p>	
	<p><i>This flowchart displays similar information as the flowcharts currently in Reno's code, but provides slightly more detail on the steps in the process.</i></p>

Improve the Format

Improving the page layout and document style can enhance the reader's ability to better understand the context under which a provision is located, and generally provides for a more aesthetically-pleasing and user-friendly code. Improvements City staff should consider during this code update include:

- More dynamic headers, showing article, section, and subsection on each page (that translate into copies that are downloaded or printed from the online version)
- More compact tables (with consistent headings when they span multiple pages)
- Consistency in the style and placement of graphics and illustrations
- Balance between text and white space
- Clear and prominent hierarchy of heading titles (using color and/or bold fonts)
- Consistent indentation and nested text

Most of these issues can be readily addressed as a fully-styled Microsoft Word version of the code is assembled during the drafting process; however, consideration will need to be given to how the updated code translates to an online format to ensure effort put into formatting is retained.

A layout from a recent code drafted by Clarion is provided ~~on the following page below~~:

Dynamic Header

Prominent Titles

Nested Text

Balance Between Text and White Space

Illustrations with Captions

Adoption Date

Page Numbers

District-Specific Development Standards
Town Center Residential District
Subsection 5.3. Site Layout and Building Organization

5.3 Site Layout and Building Organization

A. INTENT

(i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District; and

(ii) To facilitate a range of housing options within walking distance of the Main Street District.

B. CONTEXTUAL FRONT YARD SETBACKS

(i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)

(ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:

(1) 10 feet for detached single-family; and

(2) 15 feet for townhomes and multi-family.

Figure 18

SITE LAYOUT AND BUILDING ORIENTATION: TOWN CENTER RESIDENTIAL DISTRICT

1 Contextual front yard setback not applicable where less than three existing homes exist on a block

2 Minimum front yard setback applies

3 Existing homes oriented towards street

4 Orientation of infill development is consistent with existing development

5 Multi-family buildings with multiple street frontages provide entrances along each street frontage.

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Update the Definitions

Good definitions are essential to the understanding and enforcement of the code. The current code has a good foundation of definitions, most of which can likely be carried forward as-is or with minimal modifications; however, current definitions should be reviewed and updated with an eye toward:

- Consolidating the definitions into one location
- Removing terms that are not used in the code
- Removing regulatory language from definitions to the extent possible
- Including more graphics for complex definitions, especially as they relate to terms of measurement
- Ensuring each specific use type and category is defined

Use Clear and Succinct Language

The updated code should be clear and not include unnecessary or duplicative language. Even articles that are working well today should be reviewed for jargon, “plannerese,” and “legalese” and replaced with plain language. Rather than carrying forward verbose paragraphs, a less-is-more philosophy should be applied to ensure that there is good reason for every word on the page. Clear and succinct code language will result in a shorter and more legible code.

Web Interface

Once completed, a version of the new code should be placed online. There are a number of interesting advancements to consider in the field of online codes. Many communities are publishing their land development regulations (and entire municipal codes) online in lieu of printing large documents for distribution. It is no longer a question of whether or not to provide access to development regulations online, but a question of how best to do it. Choosing the right online code platform involves considerations of cost, staff preferences, types of ordinances, and ease of continual maintenance.

Key features to include in new online codes include hyperlinked cross-references to other applicable sections of the Municipal Code, relevant plans, and manuals, in addition to a master table of contents that constantly appears on the browser window. Also, building in a search function within each code page can enhance the usability of the online ordinances. Many of the most essential code functions can be built into an enhanced PDF document that is relatively inexpensive for the city to create and update using in-house staff. Beyond the PDF approach, there are several providers of dedicated online code platform services such as American Legal, Municipal Code Publishing, and encode360. If the city ultimately chooses to invest in such a dedicated online code platform, we recommend identifying an appropriate platform early in the development regulations update process so that a hard document format can be selected that is consistent with the chosen online platform.

B. Revise Development Review Process and Procedures

Land use regulations should clearly describe the procedures by which applications for development projects are accepted, considered, and acted upon by local officials. Well-written regulations make it easy for staff, the development community, and elected officials to know exactly what is required for approval of applications and help ensure consistent administration over time. They also focus greater community attention and resources on the review of larger and/or more complex projects, while allowing more straightforward projects that meet code requirements to move forward quickly and efficiently.

In Reno, the meetings and discussions that informed this targeted assessment report focused primarily on zoning districts and other code updates to implement the new Master Plan; there was limited input about the code’s development review procedures. Nevertheless, a comprehensive review and update of the procedures will be an important part of any overall code update effort.

Our understanding is that generally the administrative procedures are working well, at least at a high level. We did hear some feedback on a few key issues in the workshop discussions with staff through a staff survey. The sections below discuss these selected topics, as well as issues that we noted in our independent review of the current code. We also note that the City is initiating a process improvement project, focused on streamlining and efficiency, which may result in recommendations for administrative improvements beyond those discussed below.

Special Use Permits

The Special Use Permit process is more complex than we see in many communities, especially in terms of the number and type of projects required to obtain SUPs. The procedure is used to evaluate the site-specific appropriateness of proposed uses that potentially have major impacts on neighbors or the city as a whole. It also has evolved to consider some site and building design issues, which are also more typically addressed through site plan review. The list of projects that require SUPs is long and captures a wide range of project types, beyond just those with a “SUP” designation in the use table. While most communities have a similar process, staff noted that SUPs have become “too ingrained,” and “used too frequently.” Some also noted that SUPs are essentially used to obtain design variances, when the code’s development standards are perceived as too inflexible, yet the changes sought by the applicant do not rise to the level of a hardship and do not fall within the threshold for minor deviations.

The most important way to minimize the need for SUPs—particularly for small and medium-sized projects—is to rewrite the code to accommodate (and encourage) projects that respond to the Master Plan and meet the base code standards, thus allowing more streamlined, by-right approvals. The major updates to the zoning districts and development standards discussed in this report should provide a stronger foundation in this regard.

In addition, new use-specific standards and development standards can address many of the unique issues that are currently automatic triggers for SUPs. For example, SUPs are required for major grading projects that exceed certain thresholds, and also for projects within certain distances of residential districts. Each of these has its own separate required findings. In both instances, the City could adopt new objective standards that would allow the project to be approved by staff subject to compliance with the code rather than require the project to go through the full SUP process (requiring approval by the Planning Commission or City Council).

Generally, the code update also should focus on better distinguishing use-related issues (which should be evaluated through the SUP process) from site and building design-related issues, which are more appropriately considered during site plan review. However, mechanisms for concurrent SUP and site plan review should be maintained.

Beyond these general improvements, other issues related to SUPs should be considered:

- The Planning Commission is the default decision-maker, but the Council also decides some SUPs when there is another Council-level decision attached. There should be more clarity and predictability in the code as to specifically when the Council makes SUP final decisions.
- Clarify that conditions attached to SUP approvals shall directly respond to specific impacts created by the project. (This should apply to all conditions generally for any type of approval, not just SUPs.)

Site Plan Review

The Reno code appears to take a relatively one-size-fits-all approach to site plan review. All site plan reviews require public notice and are decided by the administrator, and all decisions must be made within 30 days, regardless of the type or size of the project. The approach offers little flexibility to move smaller projects through the system quickly and set aside more review time and resources for larger applications.

To help distinguish big projects from small and better allocate resources, many communities define “major” and “minor” site plans, with more substantial submittal requirements and also a longer review time allotted to larger and/or more complex projects. As part of the code update, the City should consider drafting thresholds for distinguishing major versus minor projects, which would help ensure the efficient use of resources. A shorter maximum review period than 30 days might actually be feasible for smaller projects (and no public notice), but a longer one should be

considered for major projects.³ Importantly, the thresholds dividing major and minor applications should be as specific as possible and minimize ambiguity; the city had thresholds for major versus minor SUPs in the past that were not tightly drafted in this regard.

Minor Deviations

NRS 278.319 authorizes the granting of deviations “of less than 10 percent from requirements for land use established within a zoning district without conducting a hearing.” Any owner of property that would be “affected” by the deviation must consent in writing to the exercise of the deviation. The deviation must not impair the purpose of the district or any other zoning regulations. The decision may be appealed. In Reno, this authority is being exercised through Section 18.06.411, which specifies certain standards from which deviations of up to 10 percent may be granted (e.g., lot area, structure height). While setting a numeric cap, the statutory language does provide flexibility to allow deviations from a broader range of standards than is currently in place in Reno. As part of the code update, additional deviations should be considered. This could be an especially helpful tool to provide flexibility (especially for infill sites) as new site and building design standards are introduced to implement the Master Plan.

Alternative Equivalent Compliance

Similar to minor deviations, some communities adopt an alternative compliance tool that allows deviations from design-based standards (versus quantifiable standards like setbacks and height). Such a tool allows an applicant to introduce a proposal they feel meets the spirit, if not necessarily the strict letter, of a design-based regulation. Communities that choose to offer this added level of flexibility should be careful to ensure that proposed alternative designs are equivalent to those that would result from strict compliance. The procedure requires administration by a strong planning staff or review body that is willing to say “no” to ensure it is not used as a way to relax standards or the quality of design.

Design Review Committee

Rather than staff determining alternative equivalent compliance, the City could establish a design review committee that would approve any deviations from the code, including deviations that are currently addressed through SUPs such as building/parking orientation or reductions in FAR or heights. This committee could also review and approve deviations from design standards, such as those in place for the Wells Avenue neighborhood, to ensure developers and designers are able to pursue creative projects while still fitting in with the character of the surrounding neighborhood. In addition, a larger role for the design review committee could be considered, involving the committee in the approval of any project that is subject to design standards. Communities take a range of approaches to their design review committees, tailoring the committee’s membership, powers and duties, and procedures to their specific needs. The following bullets provide a brief summary of these different approaches:

- **Membership:** It is fairly typical for a design review committee to have between five and seven members. In most communities, the majority of members (if not all) are required to have a background in architecture, urban design, and urban planning. However, other communities allow for members with more diverse backgrounds, such as art, interior design, or historic preservation. It can also be beneficial to include members who do not have a background in architecture, design, or other built environment professions to ensure a range of opinions are included in design review decisions. Members are typically appointed directly by a city council or through a recommendation by the planning commission or mayor, which is then approved by the city council.

3. Similarly, staff indicated that the 60-day maximum time limit for Tentative Maps should be reconsidered.

- **Powers & Duties:** The powers and duties given to a design review committee are different in every community and should be tailored to the overall purpose of the committee. Generally, they are tasked with reviewing development proposals for adherence to established design guidelines or standards, either for a particular area of a community, for certain types of development (e.g., multi-family development, mixed-use development, large retail establishments), or both. They can also be involved in reviewing projects seeking approval under alternative equivalent compliance procedures. In such cases, a codified set of criteria for approval ensures the design review committee has a framework for evaluating deviations and determining whether they are in keeping with the spirit or overall intent of the guidelines. In some communities, a design review committee is advisory, and the recommendations it sends to the planning commission or zoning administrator are non-binding. In others, the committee has more authority, and a proposal must be approved by the design review committee before it can continue along the development review process. There are also communities who take a hybrid approach, letting the applicant decide whether they want the design review committee's recommendation to act as the planning commission's recommendation to the city council, thereby eliminating the need for their proposal to go before the planning commission following review by the design review committee.
- **Procedures:** It is also important for the code to clearly state when a project must go before the design review committee. Some communities leave involvement of the design review committee to the discretion of staff or the zoning. Others specify that particular developments (either due to the proposed use or their location) must go before the committee. On a related note, communities also vary on how much of the design review process is handled by staff versus the design review committee. In some, all projects subject to design standards or guidelines must go before the committee for review, while in others, only projects seeking to deviate from the standards (under alternative compliance) must go before the committee. A hybrid approach is also possible, with the design review committee serving as an appeals body when an applicant disagrees with staff decisions, or with the design review committee reviewing projects subject only to certain design standards while allowing staff to review and approve all other projects subject to design standards. Given that Reno is also looking to create conservation districts, the City will need to consider how a design review committee would relate to the Historic Resources Commission in reviewing projects in these areas. Another consideration is when to involve the design review committee in the development review process. In some communities, the design review committee is involved only in evaluating a final project proposal, while others require the committee to review a project at multiple stages, such as during a pre-application review of a conceptual plan. While this approach adds steps to the design review process, it allows for applicants to make adjustments to their projects' designs before developing final plans.

Additional Staff Decision-Making Authority

Increasingly in Nevada and around the country, elected officials opt to delegate greater decision-making authority to their professional planning staff. This allows elected and appointed officials to focus on big-picture planning issues and other community affairs. It also provides for an expedited review process in most cases, since staff reviews typically do not require a public hearing. In Reno, staff already is responsible for many types of decisions, including all site plans; however, there may be an opportunity for further delegation to increase overall efficiency following further discussions.

Common Procedures

From an organizational perspective, the basic structure of the procedures sections of the code appears sound. The document establishes common procedures (e.g., notice provisions) and then refers to those procedures throughout

subsequent types of approvals. That is consistent with our general approach to development codes and helps eliminate repetition and the potential for inconsistency over time. It will be important in the code drafting process to review the common procedures in detail and confirm they match actual practice. Two additional areas for attention:

- Clarify what constitutes a complete application.
- Establish a format for pre-application conferences and clarify when they are required. Pre-application conferences can be an invaluable tool for informing applicants about code requirements and answering initial questions; they typically result in a higher-quality applications. Many communities require them for larger projects.

Formatting and User-Friendliness

As noted elsewhere in this report, there are many opportunities to improve the user-friendliness of the code and make it less text-heavy. In the administration sections, appropriate techniques might include updated flowcharts for each type of review procedure and an updated summary table that combines the administrative and review roles table with the public notice requirements table. The existing flowcharts could be substantially improved in terms of quality and amount of detail.

Neighborhood Advisory Boards (NABs)

The authority and duties of the Neighborhood Advisory Boards in the development review process should be clarified as part of City procedures. One staff member noted that some projects are being “remanded” to the NABs as if they are a formal city review authority; however, NABs are not listed as a formal city recommending or decision-making body in the code. As part of the drafting process, it may be helpful to have a policy discussion to help establish some predictable rules (if none already are in place) that address the types of projects that are sent to NABs and the standard time period for responses.

C. Update Sign Code

City staff recently completed an initial review of Chapter 18.16 to determine whether there were content-based regulations (e.g., temporary signs, ideological signs, political campaign signs) that needed to be removed to comply with recent federal case law (*Reed v Gilbert*). Based on this review, some targeted amendments are needed to the temporary sign provisions. Other signage issues that emerged through the Master Plan process that should be considered as part of the code update include:

- **Reducing visual clutter.** A number of participants in the Master Plan process emphasized the importance of reducing the number of billboards in the community and visual clutter due to the large number of pole signs along key corridors like South Virginia Street. In November 2000, voters approved Question R-1 prohibiting the construction of new billboards. Since that time, the City has capped the total number of billboards in the City of Reno to those in existence at the time of the election and has been working to reduce the number of billboards within City limits within the parameters established by law. The City also recently brought forward updates for electronic signs to address overall size and brightness.
- **Improving standards for pedestrian-oriented signage.** The Master Plan design principles identify specific centers and corridors where signs should be oriented to the pedestrian scale rather than automobiles. Existing regulations should be reviewed and updated with a focus on pedestrian-oriented signage to help support the implementation of these concepts.

- **Encouraging preservation of historic signs.** Reno is home to many unique neon signs, most from the 1950s and 1960s, which contribute to the community's character and sense of place. While a number of historic signs have been saved from demolition by a local museum in recent years, the Master Plan design principles encourage the retention of historic signage as part of infill and redevelopment projects. Incentives to support the preservation of historic signs in place should be considered as part of the code update. The potential of conducting a resource inventory should also be considered to help provide a foundation for more formal protective measures in the future.

Because sign code updates can tend to be more controversial than routine code provisions, many communities choose to update their sign codes as part of a standalone process, separate from a comprehensive code update effort. City staff intends to adopt this approach and handle the sign code separately from other code modules.

PART 5. ANNOTATED OUTLINE OF RECOMMENDED CODE ORGANIZATION

This part of the report provides an overview of what the proposed structure and general content of a new Annexation and Land Development Code for the City of Reno might look like if the recommendations from the analysis in this report are implemented. This outline is intended as a starting point for further dialogue. Each proposed section indicates (with shading) those articles and sections from the current code that should be considered for integration into the proposed new articles and sections, either intact or with modifications.

Chapter 18.01: General Provisions

This chapter should consolidate general information materials related to the overall establishment of the Annexation and Land Development Code. It should consolidate the current City of Reno Chapter 18.02 with other related chapters in the code; include provisions related to nonconforming situations and enforcement, which are currently located elsewhere.

Article I: Title, Effective Date, and Mapping

This article should establish the title of the code and effective date and introduce the official zoning map and district boundaries. Transition regulations (how applications and regulations transfer from the current code to an updated code) can be included in initial drafts, but should ultimately be addressed in the adopting ordinance language and not be located in the actual code.

Article II: Purpose and Applicability

This article should describe the purpose and intent of the code, carrying forward and building on the purpose statements in Section 18.02.103. Language from Section 18.02.109 on conflicting provision should also be included in this section.

Article III: Nonconformities

This article should address nonconforming situations including nonconformities related to lots, uses, and signs. The current nonconforming provisions are located in Article V of Chapter 18.08.

Article IV: Enforcement

This article should describe enforcement, violations, penalties, and remedies as they relate to the code. Specific technical information such as fines and/or fees for citations should be located in an administrative manual that can be updated without a formal text amendment. The enforcement provisions are currently located in Chapter 18.22 of the code.

Article V: Severability

This article should generally carry forward the current severability provision in Chapter 18.02, Section 112, which clarifies that any specific standards in the code that are invalidated by a court will not affect the application or validity of any other standard in the code not included by that court's judgment. Since the U.S. Supreme Court's ruling on *Reed v. Gilbert* related to content-based sign regulations, communities are increasingly including separate severability and savings clauses in their sign regulations to supplement these general severability provisions.

Incorporating Current Sections of the Code

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.02 – General Provisions
<i>Article I: General Provisions</i>
Chapter 18.08 – Zoning
<i>Article V: Nonconformities</i>
Chapter 18.22 – Enforcement, Violations, and Penalties
<i>Article I: General Provisions</i>
<i>Article II: Violations and Penalties</i>

Chapter 18.02: Zone Districts

The zone districts chapter should establish the base zone districts and describe how the districts relate to each other and to other standards within the code. It would draw primarily from the current Article I in Chapter 18.08. Each district should also contain relevant lot and building standards and any development or design standards that are specific to that district (currently found in Chapter 18.08, Article III and Article IV, and Chapter 18.12, Article I).

Article I: Zone Districts Established

This article should provide an overview of the zone districts established in the City of Reno. Early drafts of the updated code may include a table comparing how the current lineup of zone districts translates to the new lineup of zone districts. This article should also describe the differences and relationship between base zoning districts, overlay zone districts, and planned unit developments.

Article II: Lot and Building Standards and Exceptions

This article should summarize the lot and building standards for all base zone districts. Summary tables should be organized by category of districts (residential, mixed-use and non-residential, and special districts). The summary tables should include key lot and building requirements such as:

- Lot size standards
- Setbacks and yard requirements
- Building standards (e.g., height)

The benefit of these summary tables is that the reader can quickly compare the standards across districts, rather than relying on flipping back-and-forth between districts. The challenge during drafting is to ensure consistency with these summary tables and the short summary tables within each zoning district.

In addition to the summary tables, this section should also include provisions for measurement and exceptions to the lot and building standards. For example, the section should describe the types of structures that can encroach into setbacks or project beyond height requirements and how lot dimensions are measured (including anomaly lots such as flag lots and double-frontage lots), and other lot and building standards such as height and setbacks.

Article III: Residential Districts

This article should include zone district regulations for each residential district in Reno. Each district should include a clear purpose statement that distinguishes the district from other zoning districts and provides direction for future rezoning decisions. It should also include zone district diagrams depicting lot and building standards for each zone district so that the basic standards related to that district can be communicated in a visual, “one-stop-shop” approach. In addition to the basic lot and building standards (e.g., height, setbacks, lot standards, landscaping), any regulations

that are specific to a particular district should be located within that district rather than in a separate chapter or article for district-specific standards (as is current practice in the code). This approach will improve the usability of the code, as all regulations related to a particular district are located in the same place.

Article IV: Mixed-Use Districts and Non-Residential Districts

This article should include zone district regulations for mixed-use and non-residential districts. These districts should contain the same level of information as provided for residential districts (see above).

Article V: Special Districts

This article should include zone district regulations for the special districts in Reno as proposed earlier in this report. These districts should contain the same level of information as provided for the other base zoning districts.

Article VI: Overlay Districts

This article should describe the purpose and applicability of the overlay districts, summarize the procedures for administering overlays, and include the standards specific to that overlay.

Article VII: Density Bonuses and Other Incentives for Affordable Housing

Carries forward the existing standards on density bonuses and other incentives for affordable housing that are currently in the code.

Incorporating Current Sections of the Code

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.08 – Zoning
<i>Article I: Official Zoning Map and Establishment of Zone Districts</i>
<i>Article III: District Specific Standards – Base Zoning Districts</i>
<i>Article IV: District Specific Standards – Overlay Zoning Districts</i>
Chapter 18.12 – General Development and Design Standards
<i>Article I: Bulk/Dimensional, Density, and Intensity Standards</i>
<i>Article II: Density Bonuses and Other Incentives for Affordable Housing</i>
Chapter 18.24 – Rules of Measurement and Definitions
<i>Article I: Rules of Measurement</i>

Chapter 18.03: Use Regulations

This chapter should include all of the standards applicable to specific land uses. Currently, much of this information is included in Chapter 18.08 – Zoning.

Article I: Permitted Uses

This article will include updated tables for allowed uses for residential zone districts and non-residential and mixed-use zone districts in the City of Reno, replacing the four separate use schedules in the code currently (see section D of Part 3 of this report). The table should indicate the type of approval required for the use (e.g., permitted by-right, special review, limited review, or prohibited). As discussed previously in this report, special use permits should only be given for uses, and not to regulate deviations from the development and design standards. Communities differ in preference for how to indicate the level of approval required. The code could continue to identify permitted uses, uses requiring a special use permit or site plan review, and accessory uses using letter abbreviations (e.g., “P” for permitted, “SUP” for special use permits, etc.). Some communities opt for more creative visual approaches such as circles and semi-circles, or different colors to classify uses. To the extent possible, we generally recommend trying to

maintain the table of allowed uses in portrait layout. The table should carry forward cross-references to use-specific standards. Some communities also opt to integrate required parking spaces for each use type into the table.

Article II: Use-Specific Standards

This article should include any standards beyond those with broad applicability in the code that apply to certain use types. These are currently in Section 18.08.202 of the code. Some use regulations are footnoted at the end of the use schedules. Those standards should be carried forward (with modifications) into this new article, along with any new use-specific standards. During the drafting of the table of allowed uses, City staff should consider whether specific use types have frequent issues that should be addressed by use-specific standards. Use-specific standards do not always equate to additional process for approval, but rather they add an additional layer of requirements that address noted impacts (e.g., hours of operation for bars). As discussed previously, this approach could reduce the use of SUPs by allowing more uses to be approved administratively by staff.

Article III: Accessory and Temporary Uses and Structures

This article should describe the standards for accessory uses (such as retail in an office building), accessory structures (such as garages or solar equipment), temporary uses (such as Christmas tree sales lots), and temporary structures (such as on-site construction offices).

Incorporating Current Sections of the Land Use Regulations

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.08 – Zoning

Article II: Permitted Uses and Use Regulations

Chapter 18.04: Development and Design Standards

The development and design standards chapter is typically one of the lengthier sections in a development code. This chapter would contain all of the quality standards related to development in Reno, which currently are in Chapter 18.12. We recommend generally organizing development standards from the “ground up,” with overall site design requirements first, followed by site improvements, then building design, then operational and maintenance standards. This proposed organization also consolidates what were separate articles into a single article where possible, grouping together standards that regulate similar aspects of a site or building.

Article I: Natural Resource Protection

This article should consolidate the wildlife protection, tree protection, and other sensitive area standards, most of which are currently located in various articles in Chapter 18.12. It should also include the general environmental standards included in Article XV of Chapter 18.12.

Article II: Grading and Drainage

This article should include standards related to grading, erosion prevention, sedimentation control and drainageway protection.

Article III: Hillside Development

This article carries forward the hillside development standards currently found in Article XVI of Chapter 18.12.

Article IV: Streets, Utilities, and Services

This article consolidates standards related to street design, private streets, sewer, water, and other public infrastructures.

Article V: Access, Connectivity, and Circulation

This article would describe the requirements for internal circulation within a site, connections between development sites, and both vehicular and pedestrian/bicycle access to and throughout the site. It would include provisions for when and where sidewalks are required and requirements for driveways and access. This article would also consolidate the various sections regarding driveways throughout the current regulations.

Article VI: Off-Street Parking and Loading Requirements

This article carries forward the off-street parking and loading requirements. Most of the information in this article is consolidated in a parking requirements table, which could remain in this section as a stand-alone table or be integrated into the overall table of allowed uses.

Article VII: Landscaping, Buffering, and Screening

This article consolidates standards for landscaping required on a development site, buffers required at transitioning uses and/or zone districts, and screening devices such as fences and wall standards.

Article VIII: Site and Building Design

This article should include any site or building design standards, such as architectural character and building form. It will include revised standards for infill/redevelopment, with new standards for central neighborhoods based on existing district-specific standards for the Wells Avenue Neighborhood Planning Area and the West University Neighborhood Planning Area. In addition, standards related to mixed-use development and development within the MF30 district that falls within an urban corridor on the structure plan map will also be included in this article. See section E. Reorganize and Update the Development Standards in Part 3 for more detail.

Article IX: Improvement Standards for New Development

This article carries forward the standards for improvements required for new development, currently located in Chapter 18.14 of the code. Rather than including all of these standards as a single article, it may make sense to break it up into a number of articles that address specific topics within these standards (such as Regional Road Impact Fee, Residential Construction Tax, etc.).

Article X: Exterior Lighting

This article should describe the purpose and applicability of exterior lighting standards, and distinguish between types of lighting (e.g., residential, commercial, pedestrian, decorative, parking lots, and streets). It would be based on and replace the sparse illumination standards currently in the code (Article XIII of Chapter 18.12), and include standards on spillover lighting (currently included as part of the residential adjacency standards in Section 18.12.304). This article should be examined for opportunities to strengthen dark-skies standards.

Article XI: Skyways and Skyway Design Guidelines (Could also be use-specific standards)

This article carries forward existing standards related development proposals that include skyways.

Article XII: Safe Scape Regulations (Could also be use-specific standards)

This article carries forward existing standards related to commercial buildings and premises upon which businesses are conducted that are subject to the limitations of RMC 5.07.125.

Incorporating Current Sections of the Land Use Regulations

Chapters and article from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.12 – General Development and Design Standards

Article III: Site and Building Design Standards
Article IV: Limits on Grading, Erosion Prevention, and Sedimentation Control
Article V: Tree Protection
Article VI: Utilities and Services
Article VII: Streets
Article VIII: New Sidewalks, Curbs, and Gutters
Article IX: Vehicle Access/Circulation and Traffic Analysis
Article X: Pedestrian Access and Circulation
Article XI: Off-Street Parking and Loading
Article XII: Landscaping and Screening
Article XIII: Exterior Lighting
Article XIV: Fences and Walls
Article XV: General Environmental Standards
Article XVI: Hillside Development
Article XVII: Flood Hazard Areas
Article XVIII: Wetlands and Stream Environment Protection Standards
Article XIX: Drainage Way Protection Standards
Article XX: Skyways and Skyway
Article XXI: Safe Scape Regulations

Chapter 18.14 – Improvement Standards for New Development

All Articles

Chapter 18.05: Signs

This chapter should carry forward existing sign regulations found in Chapter 18.16 of the current code, with updates recommended previously in this report. Separate articles for on-premises and off-premises signs should be maintained.

Incorporating Current Sections of the Land Use Regulations

Articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.16 – Signs

Article I: On-Premises Signs
Article II: Off-Premises Advertising Displays

Chapter 18.06: Divisions of Land

This chapter should include the standards for subdivisions of land in Reno. Standards that would apply to both subdivisions and redevelopment would be located in Chapter 18.04 – Development and Design Standards. The subdivision procedures should be located with other procedures in Chapter 18.06 – Administration and Procedures.

Article I: General Provisions

This article carries forward the existing Article I of Chapter 18.10 – Divisions of Land.

Article II: Development and Design Standards

This article describes development and design standards required for subdivisions, carrying forward the requirements currently included in Section 18.10.301.

Article III: Lot and Block Layout

This article carries forward the requirements for lots currently included in Section 18.10.303.

Article IV: Required Improvements and Dedications

This article should carry forward the requirements public improvements and public dedications of land associated with new subdivisions, as stated in Section 18.10.302. It also should include standards set forth in Section 18.10.304.

Article V: Residential Condominiums

This article carries forward the standards and requirements for residential condominiums set forth in Article IV of Chapter 18.10 in the code currently.

Incorporating Current Sections of the Land Use Regulations

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.10 – Divisions of Land

Article I: General Provisions

Article III: Land Division Development and Design Standards

Article IV: Residential Condominiums

Chapter 18.07: Administration and Procedures

This chapter should describe the review and approval procedures for development applications in Reno, and reflect the recommended revisions discussed earlier in this report. The new procedures article should be more user-friendly, establish more objective approval criteria, and generally result in a more predictable process than the current Chapter 18.06. It should also consolidate other procedures included elsewhere in the code, such as in Chapter 18.04 – Annexations.

Article I: Summary Table of Review Procedures

This article would include a table of review procedures, based on the existing summary table (Table 18.06-1). We recommended consolidating this table with Table 18.02-2: Public Notice Requirements, to the table so that all relevant summary information for procedures is located in the same place.

Article II: Common Review Procedures

This article should identify and describe the procedures that apply to most development applications in Reno. A common set of review procedures establishes the procedures that apply to all (or most) development applications and thus avoid duplication and potential for inconsistencies as the code is updated. The common review procedures should include standard processes for:

- Pre-application meetings
- Initiating an application
- Neighborhood meetings
- Application submittal materials and requirements
- Application completeness determination
- Referrals and referral responses
- Public notice
- Scheduling and conducting hearings
- General approval criteria
- Post-application procedures

These can be expanded to include procedures for recording approved applications, development agreements, vested rights, and other specific procedures to match current practice.

Article III: Land Use Regulations Amendments

This section should describe the types of development applications that amend the Master Plan, the code, and/or the zoning map. These procedures should refer back to applicable steps from the common review procedures, and describe any modifications or additions to those procedures.

Article IV: Development Review, Permits, and Approvals

This article should describe the types of development applications associated with development in Reno. These procedures should refer back to applicable steps from the common review procedures, and describe any modifications or additions to those procedures.

Article V: Divisions of Land Review, Approval, and Modification

This article should describe the types of development applications associated with subdivisions, land divisions, condominiumization, and abandonment. These procedures should refer back to applicable steps from the common review procedures, and describe any modifications or additions to those procedures.

Article VII: Annexations

This article contains procedures and requirements for annexations into the City of Reno's municipal limits. It consolidates information that is currently located in Chapter 18.04 and Article VII of Chapter 18.06.

Article VIII: Historic Preservation

This article should include updated procedures and criteria for historic preservation in Reno. Historic preservation procedures and criteria are currently found in Chapter 18.18 of the code.

Article IX: Flexibility and Relief Procedures

This article should describe the types of development applications associated with adjustments or otherwise providing relief from development standards in Reno. This would include the recommended administrative adjustment procedure, variances, and appeals. These procedures should refer back to applicable steps from the common review procedures, and describe any modifications or additions to those procedures.

Article X: Administrative Roles and Responsibilities

This article should carry forward and update Article I of Chapter 18.06, which describes each of the decision-making and review bodies in the City of Reno, their powers and duties, their membership, and any other requirements not covered by their bylaws.

Incorporating Current Sections of the Land Use Regulations

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.04 – Annexation
<i>All articles</i>
Chapter 18.05 – City of Reno Master Plan
<i>All articles</i>
Chapter 18.06 – Administration and Procedures
<i>All articles</i>
Chapter 18.10 – Divisions of Land
<i>Article II: Application Requirements for Land Division or Boundary Line Adjustments</i>

Article X: Extension of Tentative and Final Maps

Chapter 18.18 – Historic Preservation

All articles

Chapter 18.20 – Development Agreements

All articles

Chapter 18.08: Rules of Construction and Definitions

The definitions chapter should contain all of the definitions in the code as well as rules of construction. It would replace the current Chapter 18.24.

Article I: Rules of Construction and Interpretation

This article should carry forward Section 18.02.110 to provide guidance and explanation of how computations of time, use of certain words, and conjunctions should be interpreted by users of the code. This section should be reviewed and updated, if needed, to provide greater clarity or to address interpretations not currently explained, such as for technical terms, lists and examples, mandatory and discretionary terms, and plurals.

Article II: Definitions of Use Categories and Use Types

This section should include only the definitions of use categories from Article II of Chapter 18.24, as well as definitions for any other uses added to the table of allowed uses included in the code. We recommend separating these definitions from other general definitions to streamline review of the proposed table of allowed uses. Some communities opt to retain the use definitions separately in the adoption draft, whereas others prefer all definitions to be consolidated in a single alphabetical list.

Article III: All Other Terms Defined

If the City decides to retain a separate list of use definitions, then this section would include all of the other definitions from the code that do not pertain to uses.

Incorporating Current Sections of the Land Use Regulations

Chapters and articles from the current code to be considered for incorporation into this new chapter, either in whole or in part, include:

Chapter 18.02 – General Provisions

Article I: General Provisions; Section 18.02.110 – Rules of Construction and Interpretation

Chapter 18.24 – Rules of Measurement and Definitions

Article II: Definitions of Words, Terms, and Phrases

PART 6. NEXT STEPS

Beyond the substantive zoning and land use issues discussed in the prior sections, there are several practical concerns that the City of Reno should consider before, during, and after undertaking a substantial update of the code.

Preliminary Public Outreach Strategy

Public outreach is a critical component of the code update and should focus on collaboration, assessment, exploration, and education. Because the code update is coming directly on the heels of the Master Plan update (and was identified as one of seven implementation priorities coming out of that process), there is significant interest on the part of the design and development community, and the community at large in engaging in this next step. There are significant opportunities to leverage the many tools and outreach mechanisms that were established for the Relmagine Reno process as part of the code update process. Staff's initial outreach strategy is tailored to meet the objectives of each phase of the update process.

Phase I of the process should be more open-ended and focus on introducing the public, key stakeholders, and the City Council and Planning Commission to the code update process. Gathering general input on what does and does not work in the current code and the recommendations provided in this assessment report will require a more open-ended approach to public outreach. Staff intends to use online surveys, open houses, and focus groups with key stakeholders during this Phase. It is likely that major themes, issues, or key choices will emerge or become apparent based on the input received during these outreach efforts. As such, follow-up meetings, focus groups, or surveys to gather more targeted input from the public on certain topics will likely be needed. Key choices should also be discussed so that a clear consensus on how to approach more controversial or difficult issues can be reached to inform code drafting in Phase II. In contrast to this initial phase,

Phase II of the process should involve providing the public with opportunities to review and provide feedback on drafts of sections of the code. Since these interim work products will be much more technical and may be less likely to draw interest from the community at large, staff is planning to target outreach to frequent users of the code, who will generally be more interested in diving into the details of the zoning code. However, general public meetings are also planned in order to provide the community at large with opportunities to provide input and track progress as the process unfolds. Similar to the Master Plan update process, the public outreach strategy should be documented in a public participation plan and made available to the public so that they understand when and how they can be involved in the process.

Key components of the outreach strategy are anticipated to include:

- **Dedicated webpage.** Similar to the Master Plan process, a dedicated website (or webpage on the City's website) should be developed to act as a portal for project updates, a library for work products, and a comments function for the public to contribute. This portal could be integrated as a component of the Relmagine Reno page, or branded as a unique project with a unique web address.
- **Advisory Committee(s).** Involvement of the community in the code update process is essential. Staff has proposed forming a community advisory committee that includes a mix of staff, elected officials, appointed officials, and subject matter experts in the field of land development, to act as advisors to staff throughout the update process. These various stakeholders should have knowledge of Reno and zoning issues generally, and can provide feedback on draft work products and serve as liaisons to various other

stakeholders in the community. A separate technical advisory committee comprised of City staff will also be formed as a means to collaborate with other City departments and agencies that play a role in the land development process. As is the case for most code update projects, contentious, political, or sensitive issues are likely to surface. To avoid these issues derailing the process, we recommend that the project manager (at the staff level, and potentially working with an outside consultant) identify what those issues might be early in the process and develop briefs, executive summaries, or other relevant materials necessary to help the community advisory committee build a unified direction. One challenge with any community advisory committee is that the individual members will likely have to meet somewhere in the middle on particular code issues for the drafting process to maintain momentum. Members of the community advisory committee must be committed to meet on a fairly regular basis, and must be willing to make decisions efficiently without revisiting issues where the community advisory committee has already provided direction.

- **General open houses.** Similar to the Master Plan process, opportunities for the community at large to learn about the code update and review interim work products will be used at key points during the process. While the number of opportunities will be driven by the overall timeline for the project, we would recommend that at least four general open houses be hosted. Additional, topic-specific meetings may also be helpful.
- **Elected and appointed official updates.** City staff will provide regular updates to the Planning Commission and City Council to present interim draft materials, share community input received, and solicit input.

Tips to Keep in Mind

City staff has already invested significant time in developing an overall strategy for the code drafting process. The preliminary approach outlined in this section is consistent with what we would typically recommend as part of a major code update. Some additional tips to keep in mind:

Before the Project Starts

- Planning staff should facilitate interdepartmental coordination meetings to identify appropriate ordinances and/or standards from other regulatory documents to be included in the new code, and/or to remove from the code and relocate to separate manuals.
- Coordinate with external agencies that also apply regulations or fees to new development or redevelopment projects.
- Most communities take 18 to 24 months to complete a code update. While there is certainly precedent for longer code update processes—the potential for staff turnover, turnover at the elected and appointed official level, and other unforeseen circumstances must all be considered. Any one of these scenarios can at best lead to a slowdown of the process—and in a worst case scenario potentially stall an entire process indefinitely. Ultimately, the timeline needs to be realistic based on staff resources; however, other factors should be considered.

During the Update

- Test the new code provisions during the drafting stages using hypothetical example projects to determine the effectiveness of any newly developed concepts.

After Adoption

- Draft “transitional regulations” allowing the old code to maintain its validity for a stated timeframe, such as six months after adoption of the new regulations. This allows staff to work with the developers on any minor issues or quirks while still approving development projects expeditiously. Assume that a technical “cleanup” of the new code will occur through an amendment process shortly after adoption.
- Following adoption, develop training materials summarizing how the code has changed. For example, create a pamphlet summarizing relocated provisions that cross-reference old sections or page numbers with new sections and page numbers, allowing users to become better accustomed to using the new document. Some communities develop videos to help walk-through the changes, while others also offer in-person training workshops.

APPENDIX A: TRANSLATION OF REGIONAL CENTER AND TOD CORRIDOR PLANS TO THE STRUCTURE PLAN

The following table outlines the structure plan categories and related center, TOD corridor, and neighborhood plan:

Regional Centers/TOD Corridors/Neighborhood Plans	Structure Plan Designation	Description in Master Plan
Centers		
Downtown Reno Regional Center	Downtown	Design principles for the Downtown Regional Center reinforce recommendations developed as part of the Downtown Action Plan. The Downtown Action Plan defines six districts or areas within the Downtown Regional Center that have unique considerations. These include the: University District, Innovation District, Riverwalk District, Entertainment District, Northwest Quadrant, and Powning District. The design principles that follow are organized by district and address unique parameters for future growth and reinvestment in each. Design principles support a balanced mix of uses and activities in Downtown that reinforce its continued role as a destination for visitors and residents.
Convention Regional Center	Convention Center	The Convention Center serves as a hub for convention and tourism activities in the region and is well-connected to Downtown and other destinations via the Virginia Street Bus Rapid Transit (BRT) line. In addition to the exhibition and meeting spaces located on the Convention Center proper, the area includes hotels, visitor facilities, office, and significant commercial space (both as part of the existing shopping mall and other freestanding nodes of commercial). The design principles that follow reinforce efforts to leverage the presence of high frequency transit with higher density development, promote strong connections between convention and tourism uses, and ensure compatibility with adjacent neighborhoods.
Redfield Regional Center	Community/Neighborhood Centers	<p>Community Centers: Typically more than 10 acres, though some may be larger. Most appropriately located at the intersection of two arterials or at a major freeway interchange where they may be served by existing or planned transit. Community centers may occupy one or more quadrants of an intersection. Example: Ridgeview Plaza at Mae Ann Avenue and N. McCarran.</p> <p>Neighborhood Centers: Typically 6 to 10 acres; although some may be as small as an acre. Neighborhood centers are generally located at the intersection of a collector street and an arterial street or two collector streets. However, neighborhood centers take on a variety of forms. Depending upon their location, neighborhood centers may occupy one or more quadrants of an intersection, a portion of a single block on one side, or several blocks on both sides of the street. Example: Plumgate Center at Plumb Lane and Arlington Avenue.</p>
Corridors		
South Virginia Street Corridor (Primary Corridor only)	Urban Corridors	Urban corridors are multimodal in character and serve areas within the McCarran loop. Urban corridors have existing high-frequency transit service in place or are planned for high-frequency transit (i.e., BRT) in the near future. An integrated mix of higher-density residential, retail, commercial, and other employment and service-oriented uses is encouraged throughout the corridor, especially within ¼ mile of transit stations. Opportunities for infill and redevelopment exist along most urban corridors, along with opportunities for the adaptive reuse of historic or otherwise viable structures. Ongoing investments in public spaces, sidewalks, and other elements of the public realm are needed to increase mobility within corridors as well as to improve first and last mile connections to transit stops and stations from adjacent neighborhoods and employment areas. The design principles that follow reinforce efforts to leverage the presence of high frequency transit with higher density development and to support the continued revitalization of the city's urban corridors into vibrant, transit-supportive places. The principles also reflect the more established character and constrained context of urban corridors when compared to suburban corridors.
East 4 th Street Corridor		
Mill Street Corridor		

Regional Centers/TOD Corridors/Neighborhood Plans	Structure Plan Designation	Description in Master Plan
North Virginia Street Corridor	Suburban Corridors	Suburban corridors are auto-oriented in character and serve areas generally outside the McCarran loop. A mix of higher density residential, retail, commercial, and other employment- and service-oriented uses is encouraged along suburban corridors; however, most uses will continue to be low intensity and function independently. Suburban corridors have limited frequency transit service or none at all. The design principles that follow support the gradual transition of the city's suburban corridors over time by providing a greater degree of flexibility in development patterns and intensity in the near-term (as compared to urban corridors), while still encouraging nodes of higher-intensity development to enhance access to services and housing options and support expanded transit service over time.
South Virginia Street Corridor (Secondary Corridor only)		
West 4 th Street Corridor (Primary Corridor only)		
West 4 th Street Corridor (Secondary Corridor only)	Neighborhood Corridors	Neighborhood corridors provide enhanced multimodal (pedestrian, bicycle, transit, etc.) connections between existing or future neighborhood centers and other centers and corridors in the city. Most neighborhood corridors are predominantly residential in character. However, higher density or mixed-use development may be appropriate in some locations, where indicated on the Land Use Map. The design principles that follow should be used to guide the orientation and design of future development along neighborhood corridors, as well as improvements to the right-of-way within neighborhood corridors.
Employment Areas		
University of Nevada Reno Regional Center	Innovation Areas	Innovation areas support ongoing education, research, entrepreneurship, business incubators, and other endeavors that seek to turn knowledge into products, processes, and services. A range of academic/institutional uses, research facilities, new forms of work space (e.g. co-working spaces, make spaces, etc.) as well as higher-density residential types (including student housing), and supporting office, retail, and other commercial uses are encouraged in innovation areas. The design principles below address considerations unique to innovation areas.
Dandini Regional Center		
Reno-Tahoe International Airport Regional Center	Airport Transportation Areas	Airport transportation areas are unique assets that move people and goods throughout the city and region and across the country. These areas are well-connected to the region's multimodal transportation network to allow service to other destinations and play a key role in City and regional economic development and tourism. Airport transportation areas include the Reno-Tahoe International Airport and Reno-Stead Airport and adjacent lands that are owned by the Reno Tahoe Airport Authority (RTAA). Specific safety and operational considerations associated with airport transportation areas shape adjacent development patterns through use limitations and access requirements. To protect the functions of existing and future airport operations, residential uses and other incompatible uses that could negatively impact safe aviation operations are not allowed. Areas directly adjacent to airport transportation areas (and some portions of RTAA properties) have the highest densities of manufacturing and distribution employment within the city. The airport transportation area designation is intended to support a broad range of transportation, service, and employment uses that complement and are compatible with RTAA's core mission of maintaining and expanding aviation services and facilities to meet regional demand. The Design Principles for Airport Transportation Areas are intended to promote compatibility of uses while recognizing the airfield each airport has specific operational requirements.
Reno-Stead Airport Regional Center		
Neighborhoods		
Country Club Acres Neighborhood	Central Neighborhoods	Central neighborhoods are concentrated within the McCarran loop and encompass much of the city's oldest housing stock. These neighborhoods are valued for their unique character, compact and walkable urban form, and proximity to the array of supporting services and amenities found in the city's centers and corridors. While they are largely single-family in character, some central neighborhoods include a mix of attached and detached housing types and multi-family development. Continued reinvestment in existing housing stock is encouraged to preserve historic resources and neighborhood character, as well as to encourage the retention of smaller, more
Greenfield Neighborhood		
Northeast Neighborhood		
Wells Avenue Neighborhood		
West University Neighborhood		

Regional Centers/TOD Corridors/Neighborhood Plans	Structure Plan Designation	Description in Master Plan
Newlands Neighborhood		affordable housing units over time. Limited infill and redevelopment is supported where established policies and regulations are in place to guide character and transitions. The design principles that follow supplement those that apply generally to all neighborhoods in the city (N-G), in addition to the Design Principles for Sustainable Development (SD).
Plumas Neighborhood		
Southeast Neighborhood	Outer Neighborhoods	Outer neighborhoods include the city's older suburban areas, generally outside or adjacent to the McCarran loop, as well as newer suburban developments. They are generally comprised of single-family detached homes and have a cohesive character. While new development continues to occur in some outer neighborhoods, others are in need of revitalization and reinvestment. Significant capacity for future residential development lies in outer neighborhoods. Opportunities to encourage a broader mix of housing types and supporting non-residential uses and amenities in outer neighborhoods are encouraged in order to meet changing community needs. The design principles that follow supplement those that apply generally to all neighborhoods in the City (N-G), in addition to the Design Principles for Sustainable Development (SD).
McQueen	Foothill Neighborhoods	Foothill neighborhoods are located on the fringe of the city and have unique considerations based on their context. Steep slopes, drainages, and vegetation increase risks associated with natural hazards such as wildfires and (to a lesser degree) flooding in many of these neighborhoods. In addition, many of the city's foothill neighborhoods abut state or federal lands and are valued for the access they provide to the outdoors and a host of recreational amenities. Foothill neighborhoods include a mix of housing types that support the city's housing needs. Many foothill neighborhoods are part of larger planned unit developments and are encouraged to reconsider the mix of housing types already approved in order to provide a greater diversity of products to meet the city's changing housing needs. The design principles that follow supplement those that apply generally to all neighborhoods in the city (N-G), in addition to the Design Principles for Sustainable Development (SD).
Mortensen-Garson		

The Medical Regional Center and the Western Gateway Regional Center designations have been retired with the adoption of the updated Master Plan and are not assigned to a corresponding structure plan element. In addition, the Country Club Acres, Greenfield, Mortensen-Garson, Northeast, Wells Avenue, and West University Neighborhood Plans were carried forward as neighborhood plans in the updated Master Plan.

APPENDIX B: EXISTING CONFORMING DISTRICTS FOR MASTER PLAN LAND USE CATEGORIES

As was done in the previous Master Plan, conforming zoning districts in the current code have been identified for each of the new Master Plan land use categories, as follows:

Land Use Category	Uses	Characteristics	Land Use Plan Lot Sizes/ Density	Conforming Zoning Districts
Residential Land Uses				
Large-Lot Neighborhood	Primary: Single-family detached homes Secondary: Common open space, agricultural uses, accessory dwelling units	May be located where public services are limited. New large-lot neighborhoods are only appropriate between rural and more intensive residential uses, or at city edge to assure compatibility with unincorporated land. Provides opportunities to preserve the rural character of existing neighborhoods in the city and its sphere of influence (SOI).	Lot sizes between 0.5 and 2.5 acres	LLR2.5; LLR1; LLR.5; PUD
Single-Family Neighborhood	Primary: Single-family detached homes Secondary: Accessory dwelling units and other complimentary neighborhood uses	Comprised primarily of single-family detached homes with varied lot sizes. Housing type diversity is encouraged through the construction of accessory dwelling units where desired by property owners. Secondary uses are designed in a manner to fit the scale and character of neighborhoods or are integrated into the overall design of new neighborhoods.	Between 2 and 8 du per acre	SF15; SF9; SF6; PUD
Mixed Neighborhood	Primary: Single-family detached homes and duplexes on smaller lots Secondary: Accessory dwelling units, triplexes, townhomes, and smaller multi-family buildings. May include supporting commercial and retail uses as well as other complementary neighborhood uses.	Provides a mix of housing options and densities. New neighborhoods are encouraged to integrate a range of housing types, as well as neighborhood/commercial centers into the overall design. Typically located in areas within walking distance to additional services and amenities, as well as public transit.	Between 8 and 15 du per acre	SF4; MF14; PUD
Multi-Family Neighborhood	Primary: Multi-family apartment buildings or condominiums Secondary: A mix of complementary housing types and densities, such as townhomes, triplexes, or duplexes, as well as supporting neighborhood services.	Provides a mix of higher density housing types. In new neighborhoods, housing types should be mixed and integrated into the overall design of the neighborhood rather than segregated by type or density. Typically located proximate to transit, commercial uses providing neighborhood services, schools, parks, and/or employment uses.	Between 15 and 30 du per acre	MF21; MF30; PUD

Land Use Category	Uses	Characteristics	Land Use Plan Lot Sizes/ Density	Conforming Zoning Districts
Mixed-Use Land Uses				
Downtown Mixed-Use	Primary: Varies by Downtown District. ⁴ Generally, Downtown is intended to include a diverse mix of employment, sports and tourism-related uses, specialty retail, bars and restaurants, arts and entertainment (including gaming), offices, cultural facilities, and high-density residential, civic and governmental facilities as well as plazas, squares, pocket parks, and other public spaces.	Downtown serves as the heart of the community and region and is the main venue for street festivals, parades, and other community- or region-wide events. Development patterns are high-density with an emphasis on pedestrian amenities and transit access. Infill and redevelopment is encouraged on vacant or underutilized sites to promote ongoing revitalization and to expand housing options.	Entertainment District: 3.0 FAR min (for Mixed-Use or non-residential); 45 du/ac min (for multi-family) University District: 3.0-4.0 FAR Innovation District: 2.0 FAR min (for mixed-use and non-residential); 30 du per acre min (for multi-family) Riverwalk District: 1.0 FAR min (for mixed-use and non-residential); 21 du per acre min (for multi-family) Northwest Quadrant: 2.0 FAR min (for mixed-use and non-residential); 30 du per acre min (for multi-family) Powning: None given (Plan notes intensification is not desired in this district, which is designated as a Conservation District)	MU; PUD
Urban Mixed-Use	Primary: A range of commercial, retail, employment, and service-oriented uses to serve adjacent neighborhoods and the broader community. Secondary: Medium- to high-density residential uses, civic and government uses, as well as public spaces and other community-oriented uses	Provides opportunities for higher density development, as well as a mix of uses, along corridors and with centers. Located adjacent to existing/planned transit stops or in other locations where a more intense concentration of pedestrian- and transit-oriented activity is desired.	Varies by location; where applicable, minimum density requirements should apply	MU; MF30; PUD

4. As described in Chapter 3: Area-Specific Policies of the updated Master Plan. Note that these districts and their boundaries are similar to, but not identical to, the districts established in Section 18.08.405(a): DRRC (Downtown Reno Regional Center Overlay Zoning District).

Land Use Category	Uses	Characteristics	Land Use Plan Lot Sizes/ Density	Conforming Zoning Districts
Suburban Mixed-Use	<p>Primary: Diverse mix of commercial and residential uses. The size, density, and mix of uses will vary depending on access, location, and the character of surrounding areas.</p> <p>Secondary: Medium- to high-density residential uses, civic and government uses, as well as public space and other community-oriented uses.</p>	Provides an opportunity for a broader mix of uses in a more suburban context while also preserving opportunities for higher-density infill and redevelopment in the future (for example, if transit services are expended to serve the area). Provides opportunities for higher-density housing within close proximity to services and employment.	Varies by location; where applicable, minimum density requirements should not apply	MU; MF30; NC; AC; CC; PO; GO; PUD
Employment Land Uses				
Industrial	<p>Primary: Industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities.</p> <p>Secondary: Supporting airport uses and limited support services for the convenience of employees, such as restaurants, small-scale retail, and professional and medical offices.</p>	Provides opportunities for more intensive industrial uses that typically require larger sites and have greater impact on surrounding areas/uses. Generally, industrial uses are not appropriate adjacent to residential development. However, small commercial activities may serve to transition between industrial and residential development uses. Development adjacent to one of Reno's airports should not disrupt or negatively impact airport operations.	Varies by location; where applicable, minimum density requirements should not apply	I; IC; PUD
Mixed-Employment	<p>Primary: Light manufacturing, processing, wholesaling, flex space, research and development, and offices. In some locations, may also include high quality, large employment facilities, such as corporate office and educational campuses.</p> <p>Secondary: Support services, such as small-scale retail, restaurants, indoor storage, and other commercial uses. May also include airport-related uses.</p>	Provides for concentrated areas of employment and supporting uses, such as small-scale commercial uses. Typically smaller facilities/building footprints than those found in industrial; however, may also include employment facilities such as office and educational facilities in a planned, campus-like setting.	Varies by location; where applicable, maximum density requirements should apply	I; IC; IB; GO; PUD
Other Land Uses				
Unincorporated Transition	Largely undeveloped	Includes unincorporated lands within the sphere of influence. Unincorporated land generally does not have immediate access to municipal services, but will likely develop within 20 years.	N/A	UT5; UT10; UT40

Land Use Category	Uses	Characteristics	Land Use Plan Lot Sizes/ Density	Conforming Zoning Districts
Parks, Greenways, and Open Spaces	Parks, open space, greenways, natural areas, and agricultural lands that have been preserved through conservation easements or other mechanisms.	Provides for the active and passive recreational needs of the community. Protects the scenic and environmental quality of sensitive natural areas. Generally owned by public agencies; however, may also include privately-owned open spaces such as golf courses or HOA open space, or private lands under conservation easement or similar mechanism.	N/A	OS; PF; PUD
Public/Quasi-Public	Public institutions, airports, cultural centers, religious institutions, government centers, libraries, hospitals, schools and utility installations.	Ownership may be public, quasi-public, or private. Public facilities may serve a neighborhood or have a larger service area such as a city quadrant or the entire Truckee Meadows region. Some major facilities may create impacts on adjacent properties that need mitigation, and appropriate zoning districts should be determined based on intensity of use. Intensity of use is determined by vehicular trip generation, size and scale of the facility, and compatibility with residential uses	N/A	PF; PUD
Special Planning Area	Allows any individual land use, or land uses in combination, which are compatible and complementary within the project boundaries and with adjoining properties.	This land use will no longer be applied within the city or its SOI. However, it has been retained for joint plan areas and certain locations where the range of development types and/ or spatial flexibility in some recorded PUD handbooks and existing SPD handbooks prohibits translation to the land use categories above.	Varies by approved PUD or SPD Handbook or joint plans	PUD; Zoning specified in joint plans

In most cases, the new land use categories apply in areas that have an appropriate conforming zoning district. However, this is not the case in all areas, and a number of changes that will need to be made to the zoning map have already been identified.